



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Sonny M. Pourchot, Associate Planner

DATE: June 11th, 2026

TITLE: Review and Action on a Zone Change for the Archer Complex PUD to amend the uses allowed within the Gateway Zone and the Interstate Transition Zone, located within a portion of the N ½ of Section 27, T14N, R65W, of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Fritchle Energy LLC, authorized by the Board of County Commissioners, has submitted a Zone Change application for the above-mentioned parcel of land. The purpose of the application is to seek approval to update the existing PUD – Planned Unit Development for the Archer Complex PUD to include language for the Gateway Zone and the Interstate Transition Zone to include “Truck Stops, Vehicle fueling stations, including electric truck and automobile charging stations, Battery Energy Storage System (BESS), Alternative energy fueling stations, including hydrogen vehicles, Mobile Data Center Sites, Building height within the Gateway Zone shall be limited to forty-five (45) feet, Vehicle repair/maintenance that takes place entirely within a building, Screened outdoor storage, Convenience store, Restrooms, Showers, Green space including a small pet relief area.”

BACKGROUND

The subject property is 85 acres, currently zoned PUD – Planned Unit Development zone district specific to the Laramie County Archer Complex which consists of five separate zones based on the planned land use and character. Surrounding parcels are zoned LU – Land Use zone district, CB – Community Business zone district, and LI – Light Industrial zone district. Amending the current PUD to include the language suggested falls within the intended plan to “integrate intelligent design solutions, low water consumption, efficient energy use, integration with Wyoming’s natural, high plains environment.”

Pertinent Regulations

Section 2-1-103 of the 2025 Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 2-4-111 of the 2025 Laramie County Land Use Regulations governing the PUD – Planned Unit Development zone district.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as URI (Urban Rural Interface), 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. Future Land Use designates this area as MU-E – Mixed Use Employment which the proposed action complies with. Both plans are in general agreement for this proposal.

This property will eventually be tied into the City of Cheyenne’s Board of Public Utilities water/sewer district.

All agency review comments have been addressed accordingly.

Public notice was provided, and public comments have been attached to this report for review.

Section 2-1-103(e) states that prior to making a recommendation to the County Commissioners about any zoning map amendment, the Planning Commission is required to find:

- i. The zone change request supports and upholds the safety and health of the community; and that it endorses the general welfare of the inhabitants of Laramie County; and that one of the following two (2) is also determined and declared to be a finding:
 - A. The existing zoning classification of the land does not fit the overall development pattern of the area; or
 - B. There have been changes of a physical, economic, or social nature within the area which have prompted the request, and which enable the zone change to better meet community needs.

Criteria i. and B. are met by the type of action proposed and by meeting all of Planning’s application criteria.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends that:

- a. This application does meet the criteria for a zone map amendment pursuant to section 2-1-103 of the Laramie County Land Use Regulations
- b. The proposed change in zone district is in conformance with the requirements of section 2-4-111 of the Laramie County Land Use Regulations.

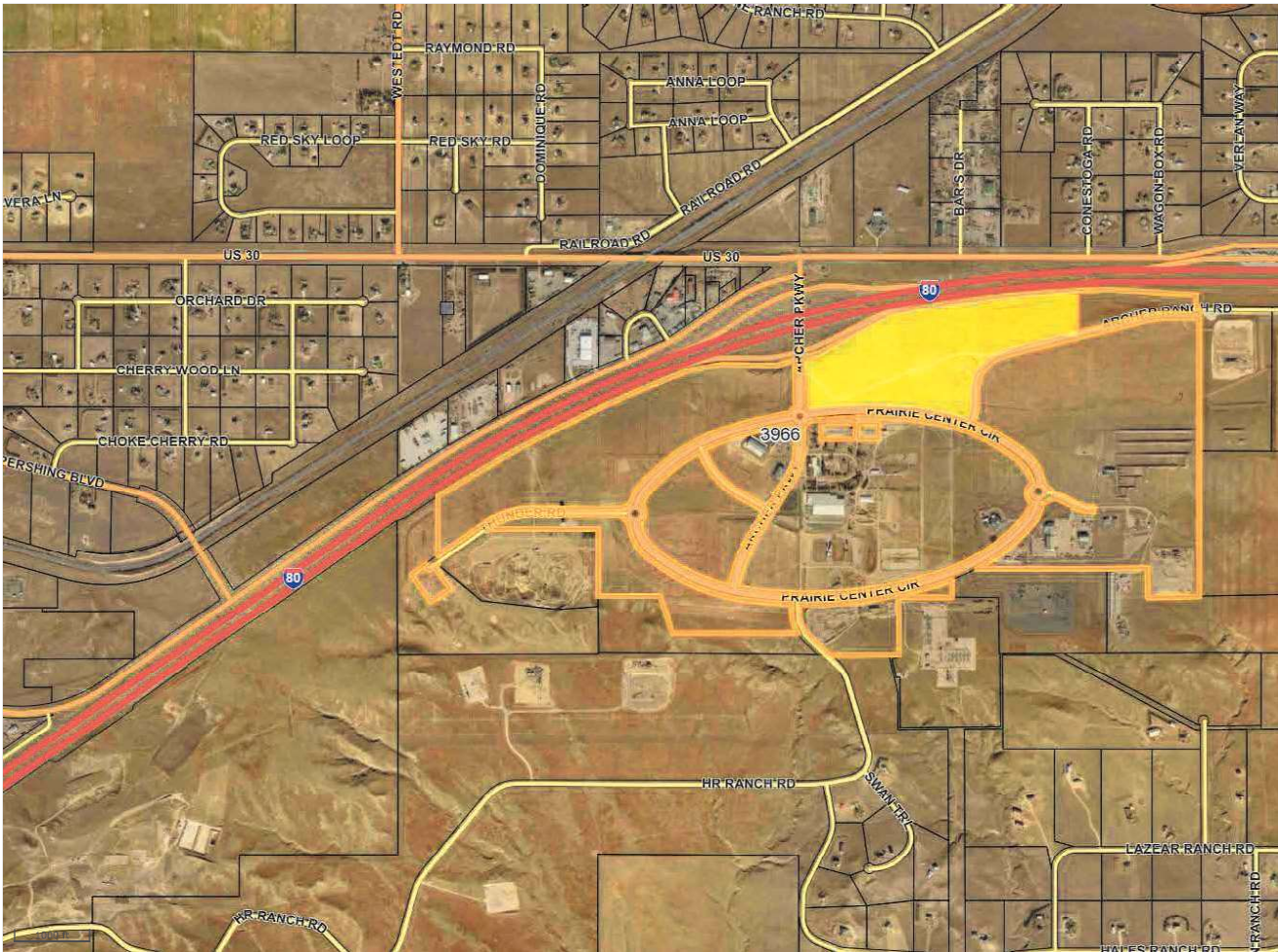
and that the Planning Commission may recommend approval for the Archer Complex PUD to amend the uses allowed within the Gateway Zone and the Interstate Transition Zone, as shown on the attached ‘Exhibit A’ – Zone Change Map and ‘Exhibit B’ – Amended PUD language, located within a portion of the N ½ of Section 27, T14N, R65W, of the 6th P.M., Laramie County, WY, with no conditions.

PROPOSED MOTION

I move to recommend approval of a Zone Change for the Archer Complex PUD to amend the uses allowed within the Gateway Zone and the Interstate Transition Zone, as shown on the attached ‘Exhibit A’ – Zone Change Map and ‘Exhibit B’ – Amended PUD language, located within a portion of the N ½ of Section 27, T14N, R65W, of the 6th P.M., Laramie County, WY, to the Laramie County Board of Commissioners and adopt the findings of facts a and b of the staff report with no conditions.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Pre-Application Notes**
- Attachment 3: Project Narrative**
- Attachment 4: Agency Review Comments and Applicant Responses**
- Attachment 5: Public Comments**
- Attachment 6: Current Zoning Map**
- Attachment 7: Draft Resolution**
- Attachment 8: Resolution Exhibit A – Zone Change Map**
- Attachment 9: Resolution Exhibit B – Amended PUD language**



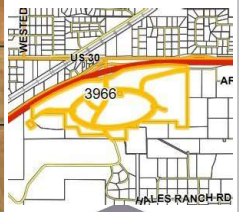
**Laramie County
Wyoming MapServer**

PZ-26-00038

ARCHER COMPLEX PUD
AMENDMENT - ZONE CHANGE

LCFD#1

LCSD#1



NORTH

This map/data is made possible through the
Cheyenne and Laramie County Cooperative GIS
(CLCCGIS) Program and is for display purposes
only. The CLCCGIS involves 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 5/21/2026



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT



3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616

Pre-Application Meeting Notes

Disclaimer: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S. § 16-4-201 et seq. Applicants are advised not to divulge any information at a pre-application meeting with Planning that they do not yet desire to be public information.

Date: 03/27/25 Staff: JA DP CC SK DM Property Owner: Laramie Co.
 Project Description: restaurant, travel center, EV charging stations, parking
 Project Location/Address: SE corner Archer Complex R#: 0064207

ATTENDEES/AGENTS/PARTIES

Applicant	Phone	Email
<u>Jacob Simmons (Emp)</u>		
Other	Phone	Email
Other	Phone	Email

APPLICATION TYPE(S)

<input checked="" type="checkbox"/> Administrative Plat (Vacation? <u>Y/N</u>)	<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan – Amendment
<input type="checkbox"/> Board Approval	<input type="checkbox"/> Site Plan – For Records
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Subdivision Exemption – Other
<input type="checkbox"/> Family Exemption	<input type="checkbox"/> Subdivision Permit & Plat
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance
<input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)	<input type="checkbox"/> Zone Change

APPLICATION GUIDANCE

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Plat</u> Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map: <u>Admin Plat, Site plan</u>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Drainage Plans:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Waiver	Drainage Study:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Waiver	Traffic Study:



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement: <i>Utility easement on Admin Plat.</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit: <i>Upon construction</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit: <i>Standard, SWPPP, WYPDES, BMP'S</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>4 @ \$26 ea.</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>Actual costs.</i>



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

Miscellaneous Notes:

Admin Plat:

- Land acquisition, full purchase. Admin plat action for simple subdivision. NE Corner of Prairie Center Circle will be subdivided from remainder. This is done Administratively - no hearing; narrative of project, surveyed plat, deed. This will require public notice via development action signs & mailers of adjacent neighbors. 10 day reviewer process of project. Could result in plat corrections. Process can take 4-6 weeks.

Site Plan: full through charging stalls for long haul electric semi trucks, overnight parking stalls, shower facilities, battery/energy storage facility, sub station, maintenance facility, dog park, fenced perimeter. will need public hearing do to usage/intensity.

- Questions about ingress/egress - WYDOT, PW

- Timeline of closing: end of 2005 into 2006.

- Gateway/transmission zone - this area used for this project type & across Archer Rd used for battery storage/maintenance uses.

- Commissioners can initiate the platting action until closing occurs. would make the process easier w/ platted tract(s) for site plan.

- 2-2-133 of current LCLUR for site plans.

Public Works Director: Molly Bennett, 307-633-4696

Dan Ange Director Events/Fair: 307-633-4670

Dan Peters, Chief Building Official: 307-745-7462

Justin Arnold, Director of Planning Zoning: 307-633-4523

Scott Larson, County Engineer through Bench Mark:
307-634-9064

Derrick Mittelstadt (FD): 307-286-4806

WYDOT: Taylor McCort, 307-745-2117

Sonny Keen, Assoc. Planner, 307-633-4521

Site plan cont'd: will undergo review process, 10-days, possible site plan corrections. Certificate of Review iss'd w/ approved site plan which triggers the building permit process. Upon completion

GESC: Submit concurrent to site plan but will be "at risk" before site plan approval, due to potential corrections on site plan process.

Contact our office for a pre-construction meeting prior to breaking ground.

Per FD: Meet IFC codes for Fire Dept., water usage, retaining ponds, HazMat run-off for batteries, fire mitigation

PW: Turning movements for trucks

Traffic Study Waiver Request Criteria

3-5-105a. Requirements

A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

Drainage Study Waiver Request Criteria

3-1-105 Drainage Report Waiver

Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following:

- a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains).
- b. The development or redevelopment will not result in an increase in the historic impervious area.
- c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation.
- d. The development or redevelopment is unlikely to create drainage problems.

Transmission Lines: Potential to build a substation
Easement plat will be sent. Reference these on
Admin. plat.

Restaurant component: How to best serve county
residents;

This is not a fueling station as per PUD - this
project is allowed.

Dan Ange: Noise for batteries may be troublesome to
RV park. This will be reviewed in the
review process. w/ Dan.

EXHIBIT A

Laramie County Planning and Development Fee Schedule					
Application and sign fees shall be paid at the time of application submittal. Other fees will be billed to the applicant.					
Application	Fee	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$1000.00	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$250.00	N/A	N/A	Actual Cost	N/A
Standard GESC	\$500.00	N/A	N/A	Actual Cost	N/A
Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer, \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

****Note:** Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.

Admin →

Project Narrative:

Amendment of the Gateway Zone and the Interstate Transition Zone as follows:

Uses allowed within the Gateway Zone located along the east side of Archer Parkway within a portion of the North half lying South of Interstate 80, Section 27, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming shall be expanded to allow the following:

- Truck Stops
- Vehicle fueling stations, including electric truck and automobile charging stations
- Battery Energy Storage System (BESS)
- Alternative energy fueling stations, including hydrogen vehicles
- Mobile Data Center Sites
- Building height within the Gateway Zone shall be limited to forty-five (45) feet
- Vehicle repair/maintenance that takes place entirely within a building
- Screened outdoor storage
- Convenience store
- Restrooms
- Showers
- Green space including a small pet relief area

Uses allowed within the Interstate Transition Zone located along the east side of Archer Parkway within a portion of the North half lying South of Interstate 80, Section 27, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming shall be expanded to allow the following:

- Vehicle fueling stations, including electric truck and automobile charging stations
- Battery Energy Storage System (BESS)
- Alternative energy fueling stations, including hydrogen vehicles
- Mobile Data Center Sites
- Vehicle repair/maintenance that takes place entirely within a building
- Convenience store
- Restrooms
- Showers

AGENCY REVIEW COMMENTS #1

Permit Notes

Permit Number: PZ-26-00038

Parcel Number: 14652710000600

Submitted: 04/17/2026

Applicant: Crowder, Jason
 Owner: LARAMIE COUNTY

Site Address: 3966 ARCHER PKWY
 Cheyenne, WY 82007

Technically Complete: 04/20/2026
 Approved:
 Issued:

Project Description: The purpose of the project is to amend existing zones, specifically the Gateway Zone and the Interstate Transition Zone, within the Archer Complex Planned Unit Development to allow for electric truck and vehicle charging stations similar in scope to a truck stop, Battery Energy Storage System (BESS), alternative energy fueling stations, including hydrogen vehicles, mobile data centers, and vehicle repair/maintenance.

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
09/27/2023	10/30/2023	Parcels	14652710000600	POP-UP	rebeahm 05/05/2022: Reminder for Molly that she wanted to address these two items with AVI: the ANB/Fair/Events lease is recorded (as shown in the title report) and is not (but should be) shown on the survey; and a peer review within AVI was not done.	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
10/17/2025	02/03/2026	Parcels	14652710000600	POP-UP	BP-21-01169 must have final inspections passed and permit closed out. Before we schedule any inspection on BP-25-01315! Per DP - BP-21-01169 MUST BE RE-OPENED AND GET FINAL INSPECTIONS BEFORE THE boxes for the electrical components new permit gets inspections. Emailed attached below	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
04/22/2026		Application	PZ-26-00038	GENERAL	Primary documents	SONNY.HOOPS@L ARAMIECOUNTYW Y.GOV
04/22/2026	04/22/2026	Application	PZ-26-00038	GENERAL	No concerns noted at this time.	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
04/22/2026	04/22/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
04/27/2026		Application	PZ-26-00038	GENERAL	1.The 65 passenger vehicle charging station parking area does not allow for any ICE passenger vehicles. Recommend that the back row of parking would be set up for non-electric vehicle parking. 2.Do you really want retention pond next to the battery storage area? 3.Is the retention pond near the convenience stir/dinner going to have a fountain to help with mosquitos and other bugs.	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
05/04/2026		Application	PZ-26-00038	GENERAL	Convenience store will be licensed and inspected by Environmental Health. To start the process complete the plan review: https://clcpublichealth.org/wp-content/uploads/2025/07/7_8_2025-Retail-Food-Establishment-Plan-Review-3_4_25.pdf . For questions, contact (307) 633-4084.	TIFFANY.GAERTN ER@LARAMIECOU NTYWY.GOV

Permit Notes

05/04/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. No comments on the zone change.</p> <p>2. The site plan shall be updated to accommodate for the archer lift station currently in design.</p> <p>3. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p> <p>4. More in depth review will be provided with the site plan submittal.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
05/04/2026		Workflow	WYDOT REVIEW	GENERAL	No comments at this time. We anticipate reviewing any traffic studies and utilities plan that impact WYDOT facilities.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
05/04/2026	05/04/2026	Application	PZ-26-00038	GENERAL	No comments on the amendment to the zoning.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
05/05/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	no comments at this time. additional comments may be required at time of site plan.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
05/07/2026		Application	PZ-26-00038	GENERAL	Information on BESS, monitoring of BESS? Location to detention pond to BESS? Access for fire apparatus to the BESS system and O&M building?	JEFF.SHAFFER@LARAMIECOUNTY.WY.GOV

Note: Applicant is:
Fritchle Energy, LLC
Applicant's Representative: Jason Crowder

ARCHER PUD AMENDMENT II

Permit Number: PZ-26-00038

RESPONSE TO REFERRAL COMMENTS

May 14, 2026

Sonia.Christen Sen@Laramieco Untywy.Gov

1. **COMMENTS:** *rebekahm 05/05/2022: Reminder for Molly that she wanted to address these two items with AVI: the ANB/Fair/Events lease is recorded (as shown in the title report) and is not (but should be) shown on the survey; and a peer review within AVI was not done.*

RESPONSE: Acknowledged.

Sonia.Christen Sen@Laramieco Untywy.Gov

2. **COMMENTS:** *BP-21-01169 must have final inspections passed and permit closed out. Before we schedule any inspection on BP-25-01315!
Per DP - BP-21-01169 MUST BE RE-OPENED AND GET FINAL INSPECTIONS BEFORE THE boxes for the electrical components new permit gets inspections. Emailed attached below*

RESPONSE: Acknowledged.

Sonny.Hoops@L Aramiecountyw Y.Gov

3. **COMMENTS:** *Primary documents*

RESPONSE: Acknowledged.

Conservationdistrict@Laramie Countywy.Gov

4. **COMMENTS:** *No concerns noted at this time*

RESPONSE: Acknowledged.

Teresa.Lemaste R@Laramiecountywy.Gov

5. **COMMENTS:** *No comments*

RESPONSE: Acknowledged.

Christopher.Yaney@Laramieco Untywy.Gov

6. **COMMENTS:** *1. The 65 passenger vehicle charging station parking area does not allow for any ICE passenger vehicles. Recommend that the back row of parking would be set up for non-electric vehicle parking.*
2. Do you really want retention pond next to the battery storage area?
3. Is the retention pond near the convenance stir/dinner going to have a fountain to help with mosquitos and other bugs.

RESPONSE: Drainage issues and proximity to BESS to be determined at time of Site Plan.

Tiffany.Gaertn Er@Laramiecou Ntywy.Gov

7. **COMMENTS:** *Convenience store will be licensed and inspected by Environmental Health. To start the process complete the plan review: https://clcpublihealth.org/wp-content/uploads/2025/07/7.8.2025-Retail-Food-Establishment-Plan-Review-3_4_25.pdf. For questions, contact (307) 633-4084.*

RESPONSE: Acknowledged. Specific use requirements to be addressed at time of Site Plan.

Molly.Bennett @Laramiecount Ywy.Gov

8. **COMMENTS:** *1. No comments on the zone change.*
2. The site plan shall be updated to accommodate for the archer lift station currently in design.
3. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.
4. More in depth review will be provided with the site plan submittal.

RESPONSE: Acknowledged. Additional information and dedicated easements for the lift station will be addressed at the time of Site Plan.

Taylor.Mccort @Laramiecount Ywy.Gov

9. **COMMENTS:** *No comments at this time. We anticipate reviewing any traffic studies and utilities plan that impact WYDOT facilities.*

RESPONSE: Acknowledged.

Matthew.Butle R@Laramiecoun Tywy.Gov

10. **COMMENTS:** *No comments on the amendment to the zoning.*

RESPONSE: Acknowledged.

Daniel.Peters@ Laramiecounty Wy.Gov

11. COMMENTS: No comments at this time. Additional comments may be required at time of site plan.

RESPONSE: Acknowledged.

Jeff.Shaffer@L Aramiecountyw Y.Gov

12. COMMENTS: Information on BESS, monitoring of BESS? Location to detention pond to BESS? Access for fire apparatus to the BESS system and O&M building?

RESPONSE: Additional detailed information will be provided at the time of Site Plan review, that will address these issues.

Mobile Data Center

A mobile data center is a self-contained, portable, modular IT infrastructure facility often housed in a shipping container, trailer, or similar sized prefabricated shell designed for rapid deployment, scalability, and temporary use applications. These modules are supported by skid mounted cooling systems, power transformation equipment, and UPS systems that provide for low impact installation and decommissioning. Unlike traditional “brick-and-mortar” data centers, mobile data centers provide small scale, IT solutions for dynamic industries that require low latency, on site compute capacity.

The units will be located east of the utility corridor adjacent to the Battery Energy Storage System (BESS). As shown below, Mobile Data Centers are similar in size and appearance to the BESS units currently planned to be placed on the site. The total footprint of the Mobile Data Center area is expected to encompass approximately five acres. Specific design and location details will be addressed at the time of Site Plan application, including the exact size, location, appearance, and power demand of the proposed facility.

The intent of the Archer PUB Amendment is to allow a full build out Truck Charging Station and convenience store/restaurant. Mobile Data Center modules will be placed adjacent to the BESS to balance interruptible loads at the site, provide edge computing capacity for the regional network, support autonomous vehicles, and may be phased out as the Truck Charging Network is built out and loads become more predictable.



Sonny Pourchot

From: Cindy Lindmier <cmlindmier@gmail.com>
Sent: Wednesday, April 29, 2026 6:12 PM
To: Planning
Subject: PZ 26-00038

Categories: SONNY

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

My husband Jeff Lindmier and myself are adamantly opposed to zone changes around the Archer Complex especially in regards to the proposed charging stations and data storage facilities.

This area is a major recreational area for families with the fairgrounds and other facilities there. We prefer to keep it that way.

In addition, the Archer exit because very congested with truck traffic due to Sapp Brother, especially frequently during i80 road closures. This would add to the congestion and chaos as trucks jockey for parking. Lack of facilities for eating, rest rooms and garbage disposal will place a strain on that area while trucks charge. Archer has many child and family geared events. Random truckers looking for facilities would not mix well.

Please pursue an area more conducive for the proposed project.

Also selling county land without considering substantial public comment and approval is not what we expect our county commissions to do.

Thank you

Cindy Lindmier
3073511169

Sonny Pourchot

From: Peter Howard <sgthoward85@gmail.com>
Sent: Wednesday, May 13, 2026 4:21 PM
To: Planning
Subject: Public comment Record PZ-26-00038 - Archer Complex

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

To whom it may concern:

I am writing as a resident of Archer Ranch who lives in proximity to the fairgrounds to ask the Commission to reject the proposed zoning change suggested in plan PZ-26-00038 to build a truck stop and battery bank on the existing commercial parcels in Archer Ranch.

The reasons for my opposition go beyond my proximity to the fairgrounds.

This use is inconsistent with the long-planned and well-documented vision of the Archer complex as a community asset, and is also inconsistent with the existing uses of the property, directly across from the campsites and in very close proximity to the Archer events center. While I understand the desire to put this land to use sooner rather than later, what has always been pitched to the public was that the Archer Complex would be developed for the future, for purposes which would provide a benefit to the residents of Laramie County and tourists/out of town visitors and contribute to the character of the complex as an events destination, somewhere to spend time and money. This particular piece of land was for something more than generating tax revenue and putting property to beneficial use.

This proposed development doesn't work towards any of those goals, and instead just adds the once-pitched crown jewel of the County's civic and recreational development to the ever-expanding tracts of light industrial uses on the I-80 corridor. The noise, light pollution, traffic, and minimal potential community benefit of this planned project is directly contrary to what we were told the long term plan was for the Archer Complex, and will make it a less inviting place to camp/ride/hold events. The target clientele are passing through, not attending events or spending time in Laramie County. The proximity to the events center, campgrounds, and barns will make each of those places a less special and inviting place to be. And...there are certainly other places this could go.

I would encourage the Commission to be patient with the Archer Complex and wait for the right opportunity to develop the property into something that enhances the intended uses of the complex and its potential as a destination and potential as a regional events hub. It will also have significant noise, traffic, and light impacts on the surrounding neighborhood.

As an aside, I noticed that the Commission approved "mobile data centers" as an approved use of the Archer Complex as part of this, yet no mobile data center is in the site plan. In my opinion, there was

absolutely no good-faith reason to include that permitted use if it wasn't actually being proposed. The Commission does not need to be in this much of a hurry to spoil one of the few could-be special places on the East end of Cheyenne. Just Let some areas develop into cool things for the benefit of the people who live here and improve the character of the community.

Peter Howard, Cheyenne ,WY



ARCHER COMPLEX

PLANNED UNIT DEVELOPMENT

Design Standards and Guidelines

Prepared by:



Laramie County, Wyoming



ARCHER

COMPLEX

PLANNED UNIT DEVELOPMENT

Laramie County, Wyoming

Design Standards and Guidelines

September 15, 2010



Prepared by:

 DLR Group



CONTENTS

1 Introduction >>>	1
1.1 OVERVIEW	2
1.2 THE SITE	2
1.3 DESIGN PRINCIPLES	2
1.4 PURPOSE	2
1.5 DEFINITIONS	3
1.6 COMPLIANCE	3
1.7 APPROVAL PROCESS	3
2 Site Circulation >>>	11
2.1 GENERAL CRITERIA	12
2.2 VEHICULAR CIRCULATION AND ACCESS	12
2.3 PEDESTRIAN AND EQUESTRIAN CIRCULATION AND ACCESS	13
2.4 BICYCLE CIRCULATION AND ACCESS	14
3 Landscape Design >>>	17
3.1 GENERAL CRITERIA	18
3.2 PLANT SPECIES	19
3.3 WALLS AND FENCES	21
3.4 STREETScape WITHIN THE 80-FOOT SETBACK AREAS	21
3.5 PARKING AREA LANDSCAPING	22
3.6 STORMWATER CONVEYANCE AND DETENTION	22
4 Architectural Design >>>	25
4.1 FORM, MASSING AND SCALE	26
4.2 FENESTRATION	27
4.3 MATERIAL QUALITY & DETAIL	27
4.4 SERVICE AND EQUIPMENT AREAS	28
5 Lighting >>>	31
5.1 GENERAL CRITERIA	32
5.2 STREET LIGHTING	32
5.3 PEDESTRIAN LIGHTING	32
5.4 PARKING AREA LIGHTING	33
5.5 ACCENT AND SECURITY LIGHTING	34

6 Signage >>>	35
6.1 COMPLEX SIGNS	36
6.2 BUILDING IDENTIFICATION SIGNS	36
6.3 BUILDING MOUNTED SIGNS	36
7 Zone-Specific Requirements >>>	39
7.1 COMPLEX OVERVIEW	42
7.2 GATEWAY ZONE	42
7.3 ARCHER CENTER	44
7.4 INTERSTATE AND ARCHER TRANSITION ZONES	45
7.5 SOUTH BOUNDARY ZONE	47
8 Appendices >>>	49
8.1 APPENDIX A - SETBACK TABLE	50
8.2 APPENDIX B - RECOMMENDED PLANT LIST	50

1

| Introduction | >>>

Archer Recreation Complex - Laramie County, Wyoming

1.1 OVERVIEW

The Archer Recreation Complex is a development intended to serve as a unique destination in Southeast Wyoming for county and regional facilities, recreation activities, commercial opportunities, and renewable energy resources. This 875 acre parcel accommodates the growing county functions and facilities in a convenient, efficient, and sustainable complex.

1.2 THE SITE

Location

The Archer Recreation Complex is located ten miles east of Cheyenne on the south side of Interstate 80 at exit 370. The site is primarily accessed from the north from this interchange via Archer Parkway. Prairie Center Circle is the primary circulatory through the site. Two other roads connect the Archer Complex to adjacent residential properties to the east and south.

History

In 2004 the Laramie County Commissioners authorized the purchase of the Archer site, with the intent of creating a recreational and administrative complex that would serve county residents and regional patrons.

Character

Prior to development, the Archer Recreation Complex site has been characterized by generally flat high plains prairie. The western and southern portions of the property contain a greater level of topographic change with large bluffs and grassy ravines. Near the center of the site, the former University of Wyoming Research Field Station site has an agricultural homestead character and includes barns, a silo, and residential and utilitarian structures. This part of the site contains areas of irrigated turf, ornamental shrubs, and notable groupings of mature trees in simple, functional, windrow patterns.

Zones

The site has been divided into five separate zones based on planned land use and character. These design guidelines include standards for the overall complex, but also include specific guidelines that apply to each zone.

A zone map has been provided on pages 8 and 9 of these Design Guidelines. See Section 7 for zone specific requirements.

1.3 DESIGN PRINCIPLES

The overall Design Principles for Archer Recreation Complex are to:

- Create a unified development while encouraging creativity and providing flexibility for future users.
- Create and maintain a high quality rural character that would persist into the future regardless of jurisdiction.
- Honor the native landscape character of Southeast Wyoming's high plains plateau.
- Integrate intelligent design solutions (low water consumption, efficient energy use, integration with Wyoming's natural, high plains environment).
- Provide a highly sustainable, environmentally efficient and economically viable development.

1.4 PURPOSE

Design Standards and Guidelines have been created to ensure the vision of the Archer Recreation Complex's master plan is being realized and to provide guidance for future development by establishing a consistent level of quality. While there is no particular building style or specific material that must be used at Archer Recreation Complex, this document outlines the overall unified image, while encouraging the exploration of creative expression and unique identity.

Design Standards and Guidelines intend to help enhance the public's perception of design quality. They provide a baseline from which to assist county staff, planners, designers, developers, and owners when making critical decisions during the design process. And, depending on future development trends, this document may evolve over time.

The goals and requirements of development are described as: **Intent**, **Standards**, and **Guidelines**. Usually these components are used together and defined as:

Intent

Intent statements define the goals for each topic described within this document. The subsequent Standards and Guidelines usually provide direction to help achieve those goals, however Intent statements may also provide direction when any of the Standards and Guidelines have been contested.

Standards

Standards are a list of critical and specific requirements required to achieve the stated Intent. The word “shall” is used in the description of each Standard to inform the applicant that compliance is expected.

Variations on a Standard may be accepted, however, if it can be proven that the Intent cannot be achieved by a Standard, an alternative Standard better achieves the stated Intent, or other circumstances make the Standard impractical or cost prohibitive.

Guidelines

Guidelines are not mandatory requirements, but rather a list of statements intended to help achieve the goals of the Intent. Guidelines use the term “should” or “may” to indicate they are encouraged, but not critical to the review process. However, if a variation to a Standard is being sought, a topic’s Guidelines will be scrutinized during the review process.

1.5 DEFINITIONS

The following words and terms are used within this document, and apply only to the Archer Recreation Complex. Where a definition is not included, the definition used in the Laramie County Land Use Legislation shall be used.

Exposed to Public View

Anything visible from a public street or open space.

Right-of-Way (ROW)

The designated area that lies between private property lines on the side that parallels the street. Road improvements, storm drainage, sanitary sewers, sidewalks, landscaping such as tree lawns, trees, street furniture, and lighting are examples of items found within the public right-of-way and are required to be approved by Laramie County.

Signage (Building)

Window, wall, and projected signs whose design and content are related to a building’s use(s). Unlike complex signage, building signage may change more frequently over time, particularly when a building changes ownership.

Signage (Complex)

Monument, pedestal, and pole signs whose design and content are intended to create an identity for a street or area. Complex signage helps to maintain a consistent character within Archer Recreation Complex.

Street

A street’s full width from edge to edge, including any

medians, landscaping, and sidewalks.

Streetscape

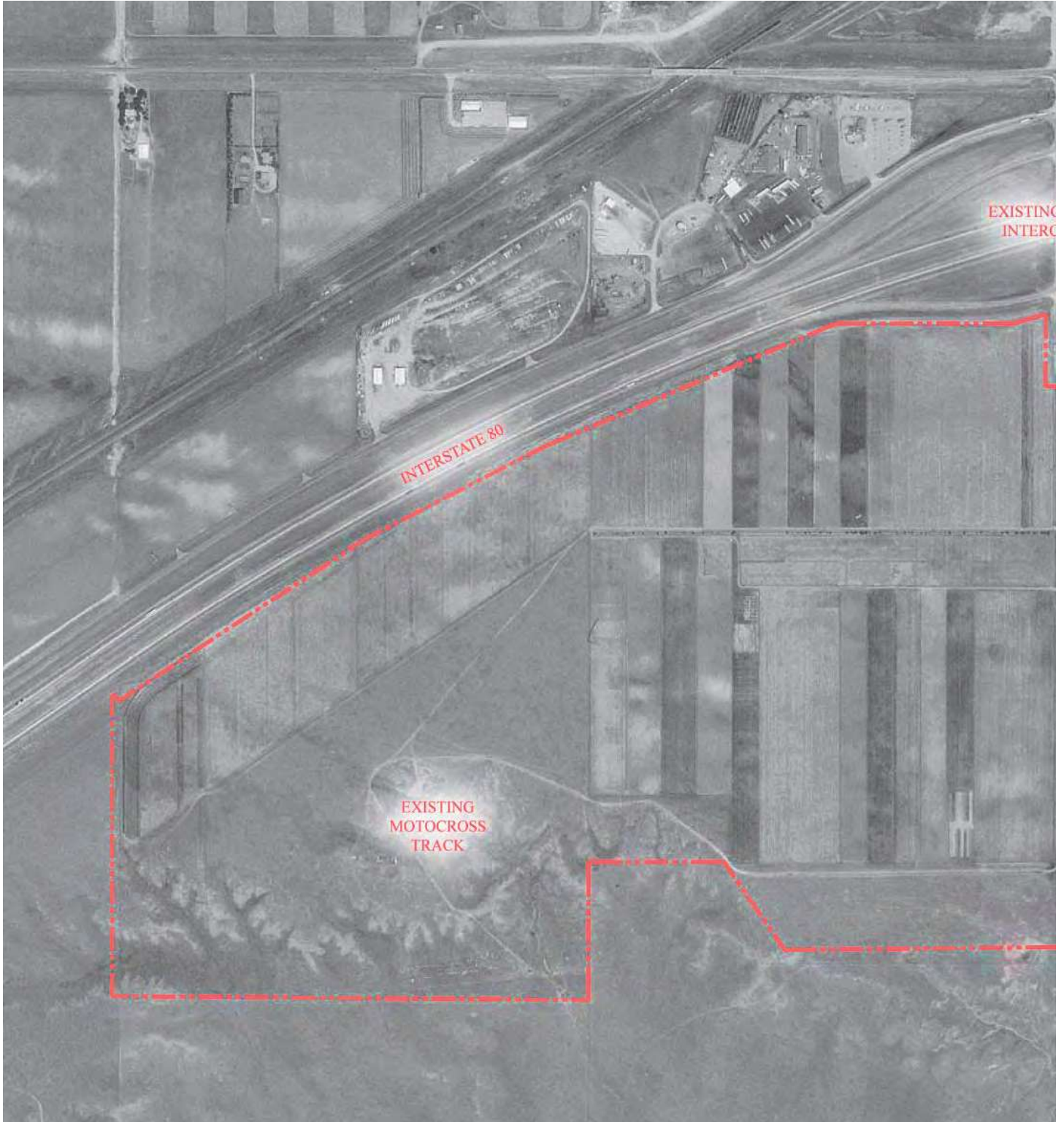
An area between a building or property line and the street, where pedestrian activity typically occurs.

1.6 COMPLIANCE

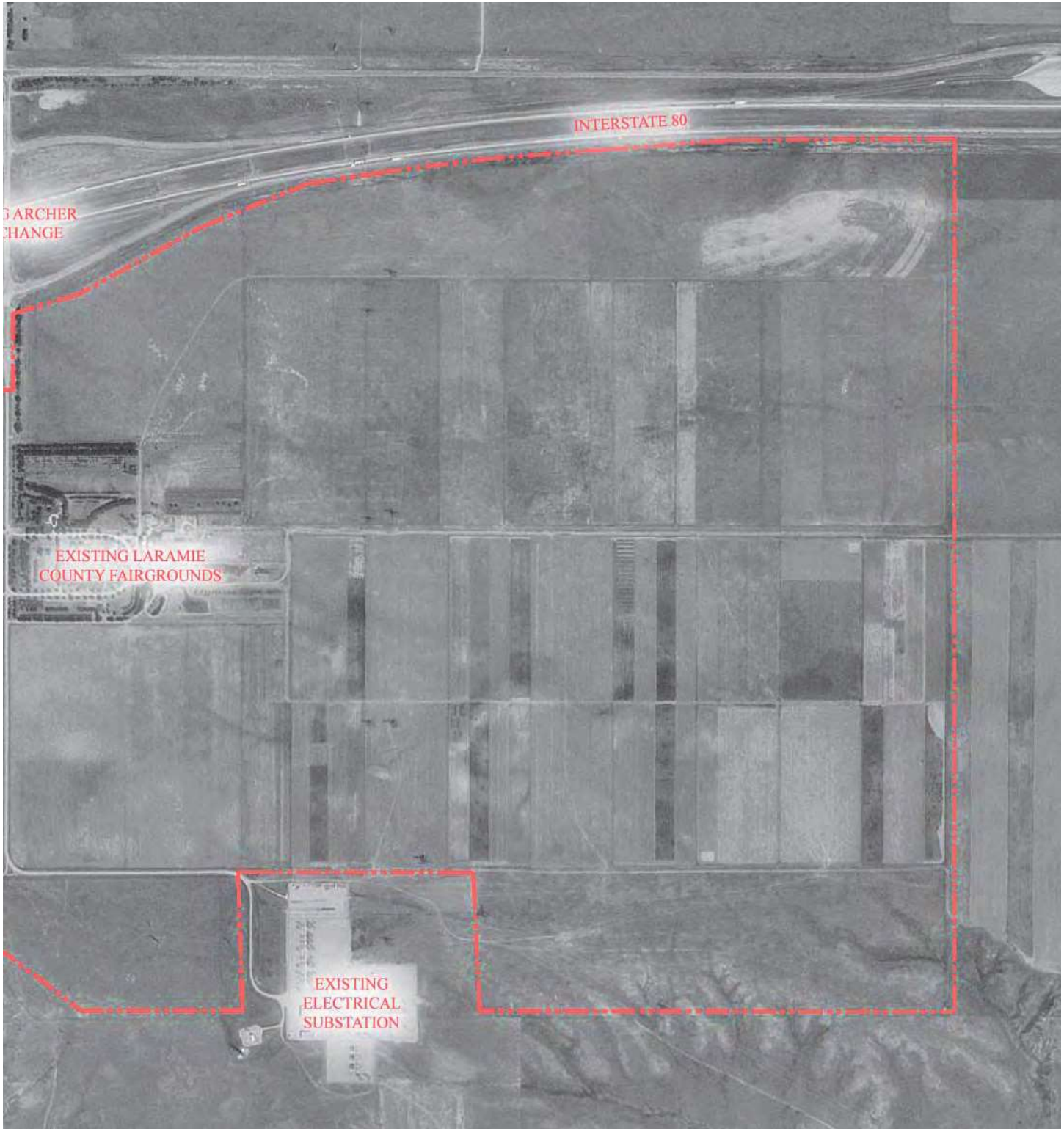
All projects within the Archer Recreation Complex shall comply with any and all applicable statutes, local, state and federal regulations promulgated by Laramie County and other agencies having jurisdiction.

1.7 APPROVAL PROCESS

All review and approval processes for development in the Archer Recreation Complex shall be conducted in conformance with County regulations.

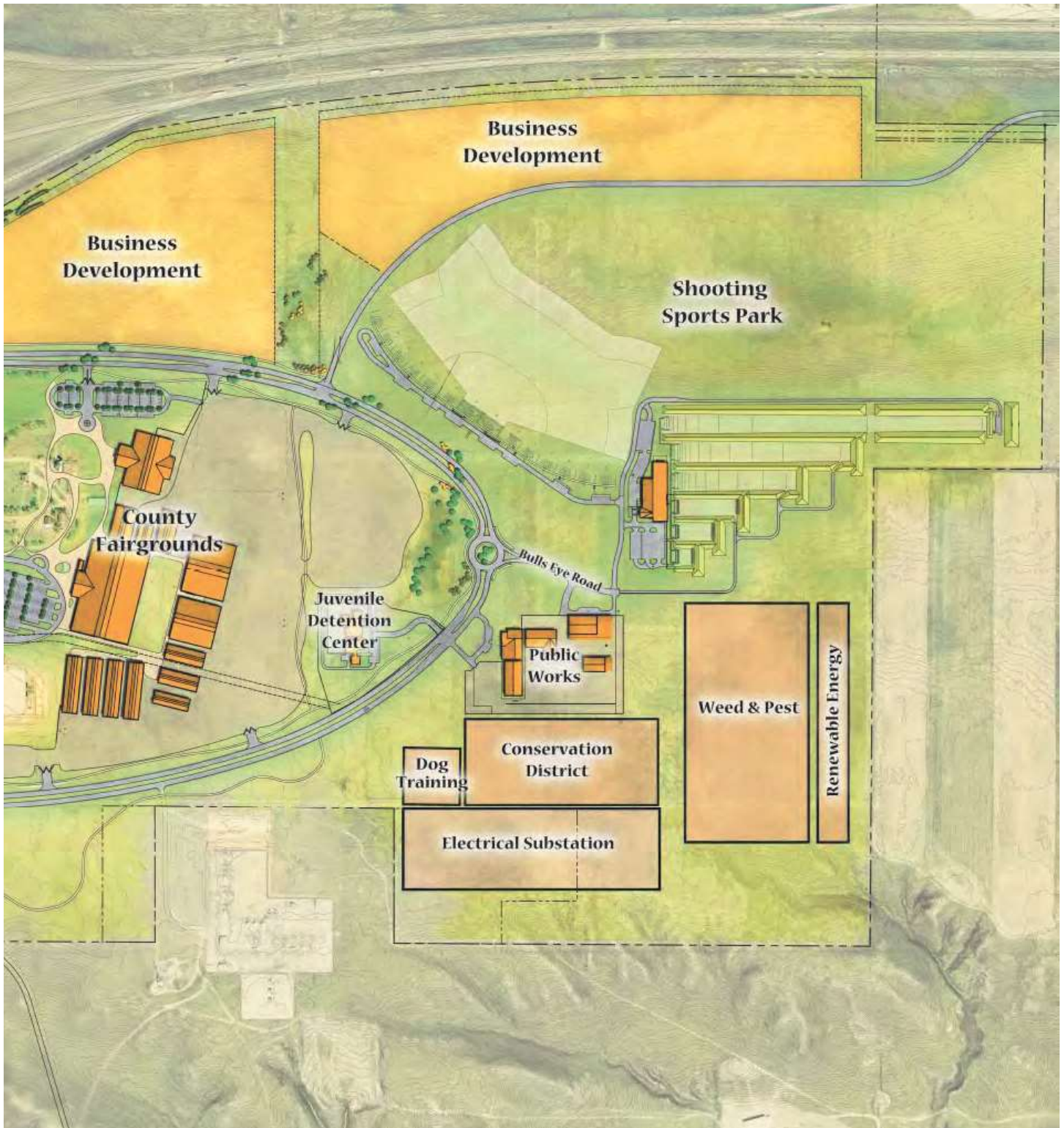


Pre-construction Aerial Photo (2009)

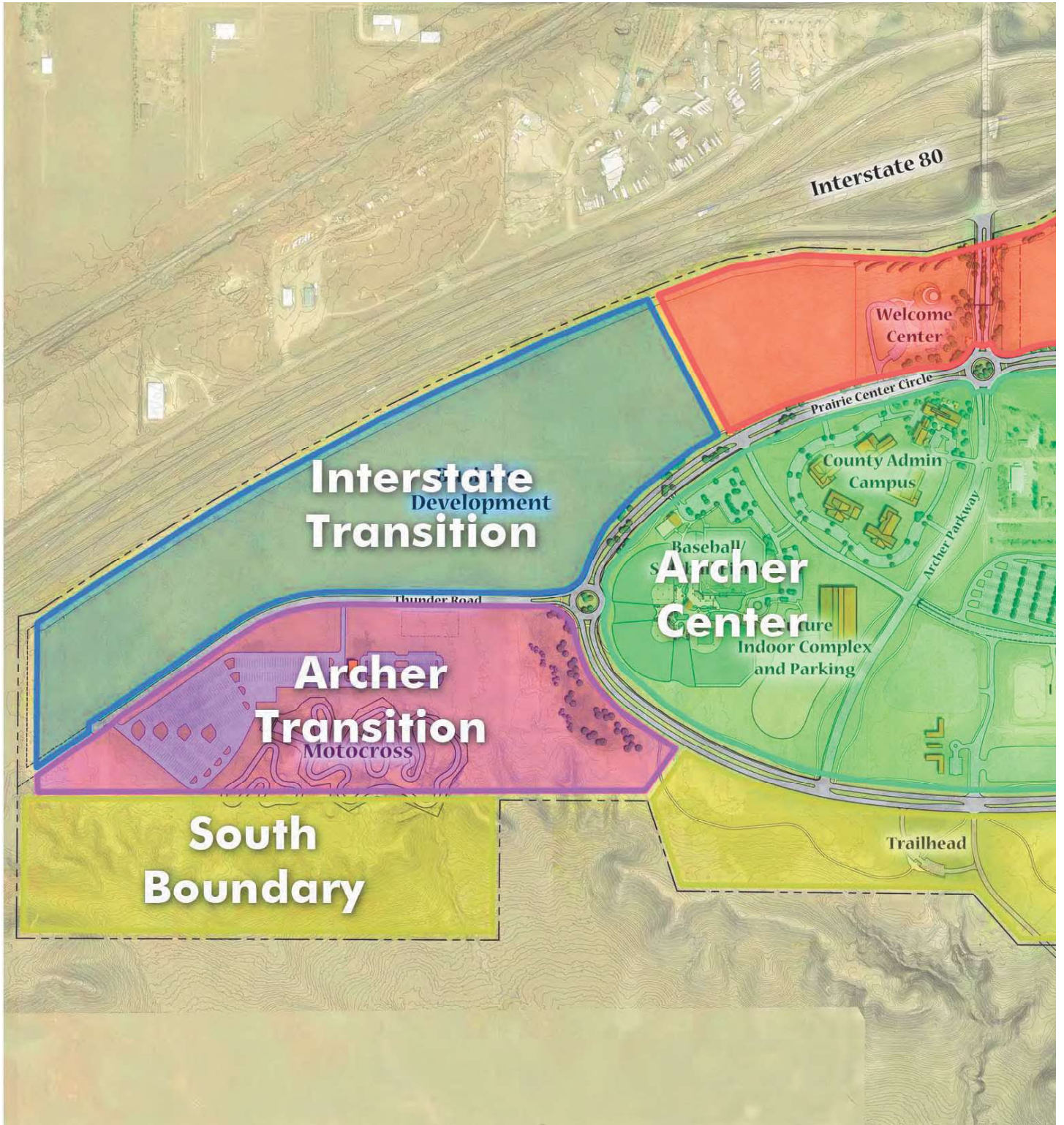




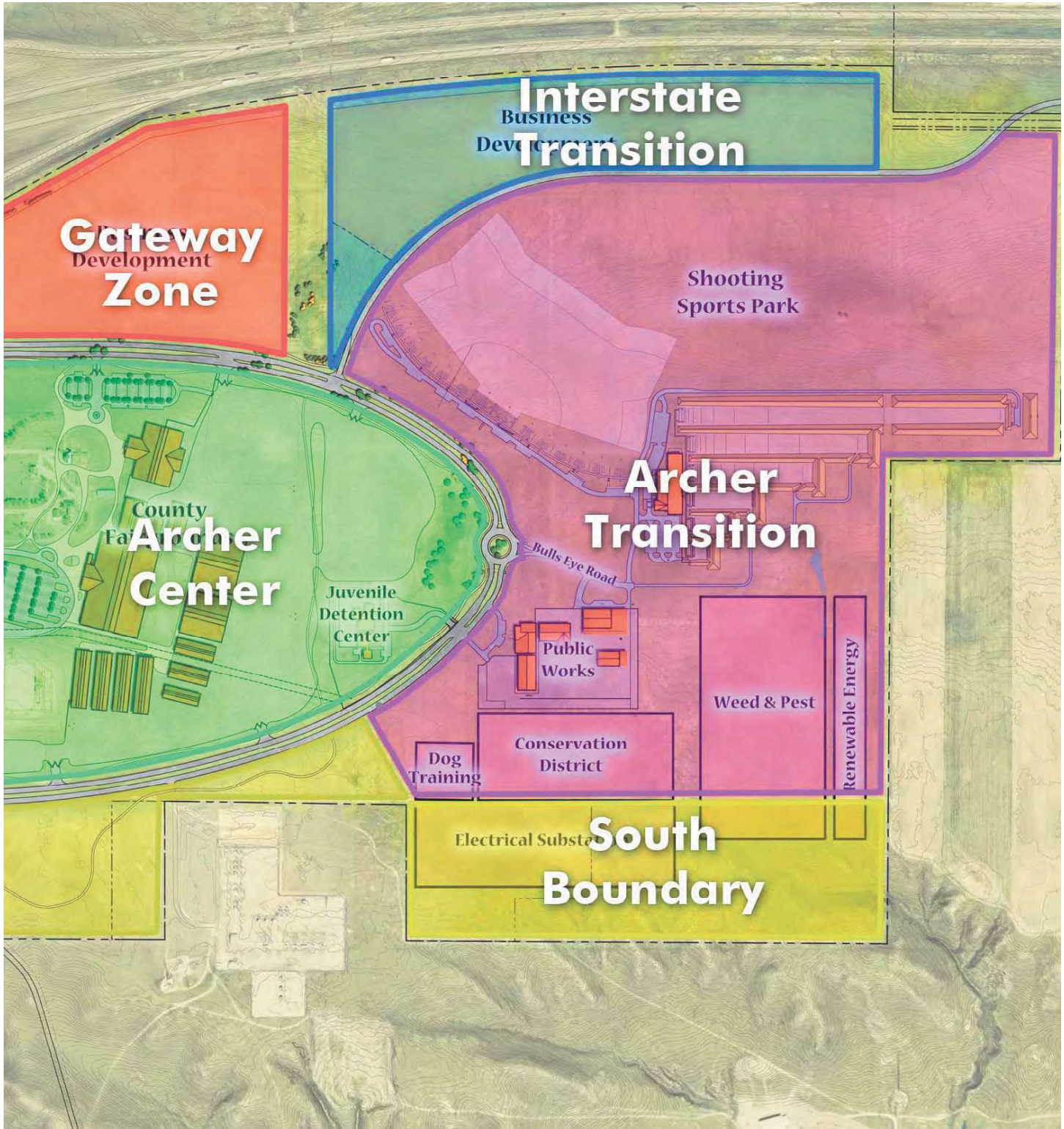
Archer Recreation Complex Master Plan



Not to scale



Archer Recreation Complex Zone Map



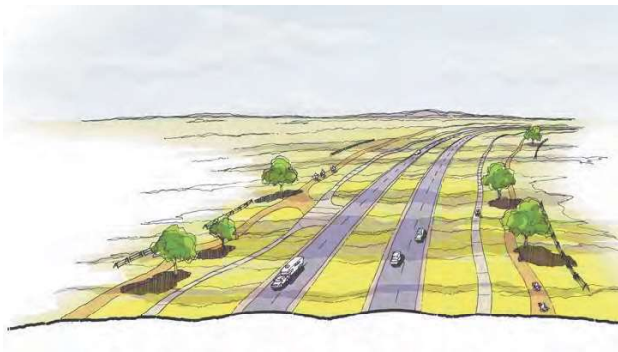
2

| Site Circulation | >>>

Archer Recreation Complex - Laramie County, Wyoming



Efficient Vehicular Circulation



Generous setbacks emphasise the prairie setting

2.1 GENERAL CRITERIA

Intent

- To provide a safe and clear rural system of roads, trails, and walks that facilitate easy orientation and convenient access for all modes of transportation.
- To organize and coordinate development by taking advantage of the site's natural features, views, and open character and creating defined development areas, recreational areas, and open spaces.
- To establish a pattern and character of development for the long-term evolution of the complex.
- To create a built environment that observes a scale and character consistent with Wyoming's high-plains prairie landscape.

2.2 VEHICULAR CIRCULATION AND ACCESS

Intent

- To locate vehicular access in a way that is efficient, safe, and minimizes conflict with other modes of transportation, especially pedestrian traffic.
- To provide clear entry points, or Gateways, to the site for pedestrians and cars.
- To utilize generous landscaped road setbacks to organize and guide the character of the complex and shall meet county separation requirements.

Standards

- Primary road patterns have been established for the Complex. Road cross-sections and plans are included within these guidelines and define design for travel lanes, bike lanes, medians, roadside swales and drainage patterns, and sidewalks and trails within 80' roadside setback. Access to proposed developments shall adhere to these established road patterns and plans.
- New driveways serving individual sites shall be perpendicular to the street they serve and shall meet County separation requirements.
- Driveways shall be located and designed in accordance with County Regulations.

Guidelines

- A single driveway in the public ROW should not be wider

than what is minimally required for the safe movement of traffic.

- Driveways should be shared between groups of buildings and uses.

2.3 PEDESTRIAN AND EQUESTRIAN CIRCULATION AND ACCESS

Intent

- To incorporate alternate modes of transportation (i.e. pedestrians, equestrians, bicycles) into the design of vehicular street systems.
- To provide continuous opportunities for pedestrian movement through the development.
- To enhance pedestrian safety and comfort by providing clearly defined routes through parking areas and from the public sidewalk to primary building entries and trail connections.
- To design a safe, convenient, and inter-connected system of recreational and equestrian trails between public recreational uses and open space areas throughout the Complex.
- To minimize conflicts between automobiles, pedestrians, bicyclists and equestrians.

Standards

- Public sidewalk and trail patterns have been established for the Complex including paved sidewalks, and unpaved recreational and equestrian trails. New developments shall be responsible for construction of the portion(s) of the sidewalk and/or trail adjacent to their property. New sidewalks and trails shall connect to the existing trail system to create a continuous circulation system.
- Road plans include detached sidewalks along at least one side of all streets, and a detached meandering trail system connecting recreational amenities within the Complex. Pedestrian access to proposed developments shall adhere to these established road plans.
- Paved sidewalks shall be concrete with no color additives, using a medium broom finish and tooled joints, except for wheelchair ramps, which shall comply with all local, state and federal standards. Sidewalks shall be 6' minimum width.
- Unpaved recreational and equestrian trails shall be constructed with compacted stabilized crusher fines.



Crusher Fines trails offer a soft rural feel



Multi-use trail with native edge

Unpaved trails shall be 10' minimum width.

- A direct pedestrian connection to the building entry shall be provided from the public sidewalk.
- Development shall provide pedestrian circulation from public walks to parking areas, building entries, and open spaces. Walkways shall be provided to separate pedestrians and vehicles, and shall link ground level uses. Pedestrian walks shall be a minimum of five feet wide.
- Pedestrian walks intended for shared use with bicycles shall be not less than 10 feet in width.
- All parking areas located between a street and a building shall include a pedestrian walk linking the building with a public sidewalk. Walks may be attached to internal drives or parking areas if they are a minimum of five feet wide along drives or seven feet wide where parked vehicles overhang the curb.
- Contiguous developments shall avoid construction of physical barriers between projects unless necessary for safety or the mitigation of adverse impacts.

Guidelines

- Pedestrian crossings should be located a safe distance from vehicular driveways or access to parking and service areas.
- Clear and safe pedestrian routes shall be defined through parking areas to provide pedestrian access between buildings with minimum conflicts with vehicles. Where walks cross drive aisles, they should be clearly marked with signage, special paving, landscaping, or similar methods.
- All building entries, parking areas, public open space areas, and other destinations should be interconnected through convenient systems of pedestrian walks.
- Adjoining developments should create opportunities for interconnected pedestrian walk systems and connections to adjacent recreational/equestrian trails to facilitate pedestrian access between different developments, buildings, activities and uses.

2.4 BICYCLE CIRCULATION AND ACCESS

Intent

- To provide an interconnected, convenient, and safe

system of bicycle lanes and bikeways throughout the Archer Recreation Complex.

- To promote bicycle commuting by providing simple access and convenient parking areas at building developments.

Guidelines

- Bicycle parking should be easily accessible and located near building entries. Once inside a building, bicycle commuters should have visibility of bicycle parking areas from major areas of a building (lobby).
- Buildings should provide a locker area and shower to encourage employees to commute via bicycle.
- Bicycle circulation within Archer Recreation Complex should connect with other planned or existing off-site bicycle routes.
- Forcing bicyclists to cross major vehicular intersections is dangerous and should be avoided.



3

| Landscape Design | >>>

Archer Recreation Complex - Laramie County, Wyoming



Buck and rail fencing allow for a transparent border



Complement the native prairie landscape



Water conservation can coincide with great landscapes

3.1 GENERAL CRITERIA

Intent

- To create and maintain a high quality landscape character honoring the native high plains prairie aesthetic.
- To mitigate the impacts of site coverage with buildings and impervious surfaces.
- To promote water conservation and a well maintained appearance.
- To create usable open spaces and transitions between developed areas suitable for recreational activities.

Standards

- Each development shall submit a landscape plan showing plant materials, locations, sizes, quantities, and irrigation. Landscaped areas shall be categorized as irrigated landscaping, low-water landscaping, and native non-irrigated areas.
- Developed areas not covered by impervious surfaces shall be native grasslands, living plant material, and/or mulches.
- Open native grassland shall be the predominant element in the landscape. Open prairie with native plants clustered in pockets associated with drainage areas is the unifying landscape theme, as well as use of functional windrow patterns.
- Plant evergreen trees on uplands, while locating cottonwoods, willows, and other riparian plants in drainages.
- High-use areas near buildings and in pedestrian areas shall be more heavily planted with ornamental species to provide color, interest and shade. Perimeter areas of sites shall be planted with native grasses and naturalized clusters of shrubs to provide a continuous grassland aesthetic throughout the project area.
- Landscape areas shall be continuous from one lot to another and shall incorporate landscape materials that are compatible with landscaping on adjacent lots, public streets, drainage corridors, and landscape easements.
- Stockpile and redistribute (or import if necessary) a minimum of four inches of topsoil over areas to be planted.
- Use non-persistent herbicide prior to planting to curtail

weed establishment.

- Incorporate erosion control blankets and/or appropriate mulch to reduce erosion and improve soil moisture conditions for new plantings.
- Water conserving planting design and irrigation practices shall be employed.

Guidelines

- Enlist the services of a Landscape Architect licensed in the State of Wyoming to prepare landscape design and construction plans.
- The Archer Recreation Complex has a unique prairie landscape. Developed areas should recognize this and compliment its character through the construction of landscape forms, materials, and methods.
- Landscaping should compliment buildings and buffer large impervious surface areas.
- Landscaping should define and enhance the sense of arrival at appropriate locations.
- Landscaping should be coordinated with adjacent lots to result in a visually cohesive area, and to avoid abrupt transitions between developments.
- Landscaping may be used as a transition between natural open spaces and developed areas.
- Landscaping may be used to screen areas of large undifferentiated building massing, service areas, and small utilities and equipment.
- Where present, existing healthy trees should be preserved unless it is demonstrated to be too difficult or impractical.

3.2 PLANT SPECIES

Intent

- To delineate planting zones with similar characteristics and proposed function. Characteristics should include slope, aspect, soil type, and moisture levels. Functions may include wildlife habitat, recreational use, or visual amenity or visual screening.

Standards

- The Complex shall be characterized by the predominant use of dryland seed. Irrigated turf areas shall be limited to high visibility and high foot traffic areas only.



Provide color and interest in high-use areas



Use native and adapted plants



Use native and adapted species



Select species based on optimal moisture zones

- Landscapes should be designed to be natural and low-maintenance, without requirements for extensive pruning to maintain design intent.
- Use native and adapted plants.
- Obtain horticultural testing of the site soils, and develop plant lists and seed mixes based on the specific site soil conditions.
- Delineate planting zones based on soil characteristics and function. Develop plant lists appropriate for each planting zone.
- Required landscaping shall meet the following minimum size requirements:
 - Deciduous trees 2" caliper
 - Ornamental trees 1-1/2" caliper
 - Evergreen trees 6 feet tall
 - Shrubs 5 gallon container
 - Vines and perennials 1 gallon container
- All plant material used shall meet the minimum standards established by the American Association of Nurserymen, as published in the American Standards for Nursery Stock (comply with ANSI Z60.1).

Guidelines

- Design for ease of maintenance.
- Develop a plant list for each zone type and exposure. See Appendix B for a recommended plant list.
- Select species based on the optimal moisture zones.
- Concentrate or group shrubs and woody plants into beds or groups to more quickly create habitat for wildlife and to reduce weeding, watering and maintenance requirements. These grouped plantings with thickets of shrubs and broad sweeps of flowers in meadows replicate Wyoming's naturally occurring Wyoming high plains landscape.
- Construct planting wells around each tree or group of woody plants to capture natural moisture for the plants.
- Use organic mulch in planting beds or in tree wells to increase moisture retention and to reduce weed and grass encroachment.

3.3 WALLS AND FENCES

Intent

- To enhance the relationship between buildings, streets, and open spaces by coordinating the location of walls and fences.
- To avoid long, un-articulated walls or fences and prevent long sections of fence on both sides of the road.

Standards

- Walls and fences shall be minimized and used only for required security or screening of service areas.
- Perimeter site fences shall be prohibited.
- High quality materials shall be used for fences visible from the public view.
- The design and materials for walls and fences shall be coordinated with and compliment the building's design in terms of material, color, quality, scale and detail.

Guidelines

- Where security fencing is required, it should be screened from public view through building placement and landscaping.

3.4 STREETScape WITHIN THE 80-FOOT SETBACK AREAS

Intent

- To create a consistent landscape theme along the primary circulation routes to organize and guide the character of the complex.
- To provide an 80-foot setback area adjacent to Archer Parkway and Prairie Center Circle.
- To provide roadside swales and drainage, sidewalks and trails, and theme plantings of native grasses, gentle berms, buck and rail fencing and natural clusters of trees and shrubs within the setback area.

Standards

- Landscape design adjacent to setback areas shall conform to the requirements of the Landscape Master Plan.

Guidelines

- Final plant locations should be based on actual site requirements, accesses, pedestrian circulation, and buffering needs.



Buck and Rail Fence offers a transparent border and is wildlife friendly



The 80' setback offers a prairie aesthetic



Native planting saves water and promotes biodiversity

- Applicants should refer to Appendix B for a recommended plant list.

3.5 PARKING AREA LANDSCAPING

Intent

- To soften and mitigate the visual impacts of large paved parking areas.
- To use adjacent landscape areas to help treat water quality from runoff associated with impervious parking areas.

Standards

- The County's regulations for the landscaping of parking areas shall be in full effect unless specifically superseded by more stringent criteria herein.
- Use bioswales in landscaped parking lot separators to direct runoff through vegetated swales before entering the storm drainage system.
- Parking lot islands and landscaped separators shall be planted with trees, shrubs, and grasses to provide pavement shading and to visually buffer parking expanses.

Guidelines

- Landscaping around parking lots should be designed so as to buffer the view of parked cars from the street or Interstate and reduce the impact of headlights on nearby development.
- Landscaped areas in and around surface parking lots should be laid out with the intent of minimizing the perception of large, continuous expanses of pavement.

3.6 STORMWATER CONVEYANCE AND DETENTION

Intent

- To develop integrated solutions to storm drainage conveyance that add to the overall character of the site and incorporate Best Management Practices.

Standards

- Vertical walls shall be prohibited in detention facilities except for limited areas associated with outlet structures.
- Overall drainage patterns and regional detention facilities have been established for the Complex. New developments be integrated with the established regional detention facilities.

- Each site shall incorporate the design of stormwater conveyance and detention systems into the overall planning for the project.
- Consideration shall be made to how development can also function as wildlife corridors, visual amenities, and passive open space opportunities for the Archer Recreation Complex.
- Stormwater management techniques that use vegetated swales to naturally treat and slow down stormwater and to promote natural soil infiltration shall be used.
- Stormwater conveyance systems shall be designed to use a connected series of bioswales, vegetated swales and channels for stormwater infiltration in place of enclosed storm sewers.
- Low maintenance landscapes and areas of no-mow prairie in large drainage and detention areas shall be implemented. Appropriate access shall be provided to allow for periodic maintenance of detention facilities.

Guidelines

- The design and grade of borrow ditches and detention ponds should be made with irregular, natural shapes and varied side slopes.
- Landscaped areas should slope to drain (2% minimum) or be planted appropriately so regular mowing is not required.
- Detention areas should be designed to take advantage of the large, expansive open spaces within the Complex. Side slopes should be gentle and varied rather than uniform and unnatural. Slopes should range from 4:1 to 50:1. No vegetated slope should exceed 3:1.
- Varied, not uniform, side and bottom slopes should be used in the design of detention ponds to enhance opportunities for plant diversity and wildlife habitat.
- Flat areas for vegetation at various depths above the average water level or ground water elevation should be created to allow for a greater diversity of plant types.
- A combination of various techniques could be used to create a wide array of diverse soils and exposures for plants and animals to thrive.
- Detention ponds should be designed with positive slopes (2% minimum) near the outlet to avoid standing water and limit mosquito habitat.



Design detention areas to offer a visual amenity



Varied side slopes hide the true size of the pond



Wildflowers are essential to the prairie landscape

- Turf areas that require regular mowing should be sloped to drain appropriately. Flatter areas are encouraged to increase infiltration, but should be landscaped appropriately with wetland plants, forbs and shrubs so that regular mowing is not required.
- Consideration of maintenance equipment and personnel should be made for proper care and management of stormwater facilities.
- Slopes should be designed to provide appropriate access for wheeled service vehicles, utility vehicles, lawn mowers and/or brush hogs.
- Trash and debris will be periodically removed by maintenance personnel. Cleanup operations may require the use of heavy equipment.

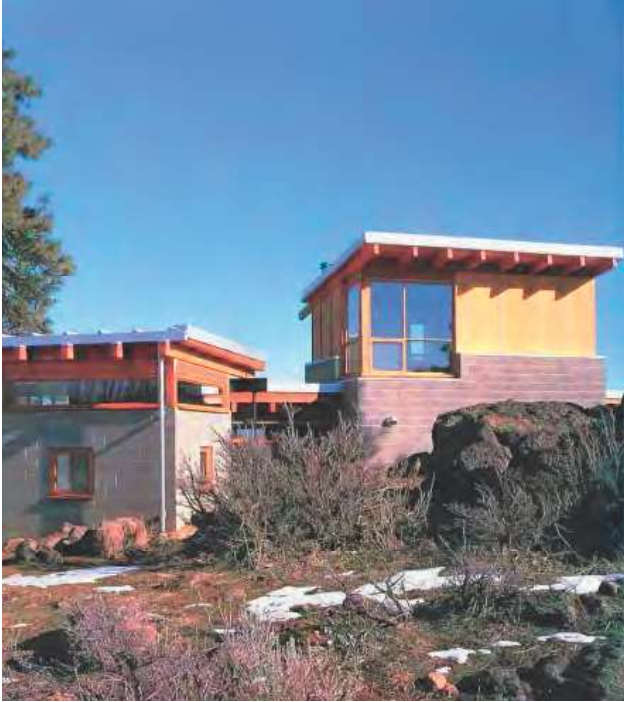
4

| Architectural Design | >>>

Archer Recreation Complex - Laramie County, Wyoming



Use varied, clear forms with well defined entrances



Express architectural and structural modules



Implement a variation of building forms

4.1 FORM, MASSING AND SCALE

Intent

- To provide cohesiveness within Archer Recreation Complex, but also encourage individuality and uniqueness within each developed site.
- To emphasize pedestrian interaction and activity by providing buildings with appropriately scaled and clearly defined entrances.
- To avoid the orientation of inferior building façades or service areas toward a public street.
- To promote building forms that reflect and relate to the rural character of Wyoming.

Standards

- Building forms and massing shall provide visual interest, and variety, but also shall reflect the overall vision of Archer Recreation Complex.
- Building shall relate to the prairie landscape by minimizing height and applying materials and color tones of the surrounding palette.
- Buildings shall relate to and reinforce the human scale by minimizing large blank walls at a consistent height or in a single plane, and organizing a building's floor heights with natural grade.
- Scaling elements shall be integral to a building's architecture and not applied as a thinly veiled veneer.
- Where provided, retail spaces shall have direct pedestrian access from public streets or parking areas.
- Primary building entries shall be easily visible and conveniently located near a public street or parking area.

Guidelines

- Interest and variety could be achieved by using varied building modules, such as recessed or projecting bays, expressing a building's structural system, and/or using multiple window sizes, shapes, and patterns
- Buildings should maintain a cohesive relationship with their site.
- A building's massing, form, and roof profile may be influential on the quality of adjacent property.
- Flat roofs should be minimized to maintain a rural aesthetic. Roof forms should not be used as an identifiable corporate image or signage.

4.2 FENESTRATION

Intent

- To utilize a variety of building materials and provide visual interest.
- To minimize glare by limiting the use of reflective glass.

Standards

- For buildings within the Gateway Complex, ground floor façades shall provide at least a 40% window to solid wall ratio. If present, upper floor portions of a building's façade shall provide at least a 20% window to solid wall ratio.
- Reflective glazing shall be permissible only in limited applications and for aesthetic effects.
- Solid façades shall be oriented away from public view.

Guidelines

- Glazing should be a significant feature of a building's design, and should be celebrated, particularly within any façade facing a public street.
- Glazing should be clear, un-tinted glass.
- Buildings with large amounts of glazing should incorporate a variety of mullion profiles and patterns.
- Exterior sun-shading devices should be considered on buildings with large areas of southern exposure.

4.3 MATERIAL QUALITY & DETAIL

Intent

- To encourage quality materials that are in harmony with the rural character of the Complex, and complimentary to the large-scale open landscape and natural surroundings.
- To encourage the design of sustainable buildings that utilize recycled, renewable, and/or reused construction materials.
- To provide quality and durable materials appropriate to the long-term use and value of the development.
- To incorporate human scale in material quality and detail.
- To utilize local materials when available.

Standards

- Building facades facing public streets shall create a varied and human scaled expression in order to improve the comfort and interest of the pedestrian environment.



Relate to and reinforce pedestrian scale



Provide variations in massing and roof profiles



Provide quality materials and detailing



Transparent glazing at occupied levels



Buildings provide edges to streets and open space



Provide strong architectural indoor-outdoor connections

Create texture and relief in these facades by bringing out changes in plane, material and detail to create an interplay of texture, light and shadow.

- Buildings shall use materials that are durable, easily maintained, and able to retain their appearance over time.
- It shall be prohibited to use the following materials within primary building façades visible from public view:
 - Pre-cast concrete T's.
 - Structural plain-faced Concrete Masonry Units used as an exterior finish material. Split-face or ground-face CMU is an acceptable alternative in limited quantities.
 - Synthetic stucco or EIFS at the ground floor up to 20 feet high within the Gateway Zone.
 - Metal buildings within the Gateway Zone.

Guidelines

- Colors should generally match earth tones and blend into the surrounding landscape.
- Material quality and durability is most important at locations near pedestrian interaction, such as entrances, and on building façades within public view.

4.4 SERVICE AND EQUIPMENT AREAS

Intent

- To minimize the visibility of building service areas and utilities from public view and adjacent properties.

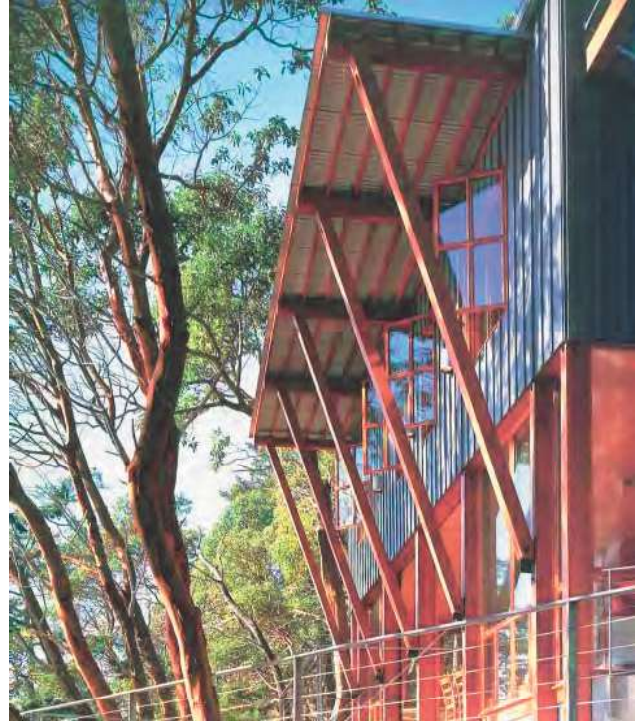
Standards

- Service driveways shall not use dedicated lanes, but shall be part of the site circulation.
- Service areas shall be located at the rear or side of buildings, screened from view from the street and/or open space.
- All service areas within a building shall be combined to the extent possible, rather than having separate service areas for each function.
- All outdoor refuse containers and freestanding utility equipment shall be screened from view from adjacent properties and streets.
- Rooftop mechanical and communications equipment shall be screened from the view of public streets and open space.

- Screening enclosures shall be harmonious with a building's architecture, and constructed from the same or complimentary materials as the building. Screening enclosures shall be large enough to completely hide the equipment/areas they are screening.

Guidelines

- If possible, adjacent buildings should share service equipment and access.
- Landscaping or plant materials may be sufficient to screen some smaller service equipment.



Provide quality natural and durable materials



Minimize negative visual impacts of service areas



Architectural screening facade



5

| Lighting | >>>

Archer Recreation Complex - Laramie County, Wyoming



Street lighting fixture example: KIM Entablature series

5.1 GENERAL CRITERIA

Intent

- To enhance vehicular and pedestrian visibility, and emphasize public and private features and destinations while minimizing lighting glare, contrast, and impacts on the surrounding areas.
- To provide illumination for functional and security needs of any site in a way that does not adversely affect adjacent properties or dark sky access. The intent is to minimize light trespass from buildings and sites, reduce sky-glow to maintain dark sky access, improve nighttime visibility through glare reduction, and reduce development impact from lighting on nocturnal environments.

5.2 STREET LIGHTING

Intent

- To provide a safe environment and an organized appearance.

Standards

- Street lights for the majority of the public streets within the Archer Complex have been predetermined. Consult the overall street lighting plans available from the County for more information concerning location, quantity, and fixture styles.
- Variations to the lighting design (spacing, location, height, fixture style, output, etc.), shall be reviewed on a case-by-case basis.

Guidelines

- The placement of street lighting should integrate with other features such as trees, curb cuts, and signage.

5.3 PEDESTRIAN LIGHTING

Intent

- To enhance the character and safety of the Complex.

Standards

- Pedestrian lighting shall clearly illuminate the path of travel.
- Pedestrian lighting shall be uniformly colored and distributed without dark areas, which can create security risks.
- Pedestrian lighting shall minimize glare and light pollution by using cut-off or shielded type fixtures.

- Final fixture selection shall be determined by the County for compatibility with the overall Archer Complex design character.

Guidelines

- Light fixtures should be placed in an organized pattern, coordinating with the locations of other site features.
- Better light distribution can be achieved by using a greater number of shorter fixtures than fewer taller ones.
- Pedestrian lighting should be brighter than street lighting to help define a path of travel.
- Despite causing slightly more glare, Pedestrian lighting generally should utilize cooler lamps.
- LED fixtures should be used when possible.

5.4 PARKING AREA LIGHTING

Intent

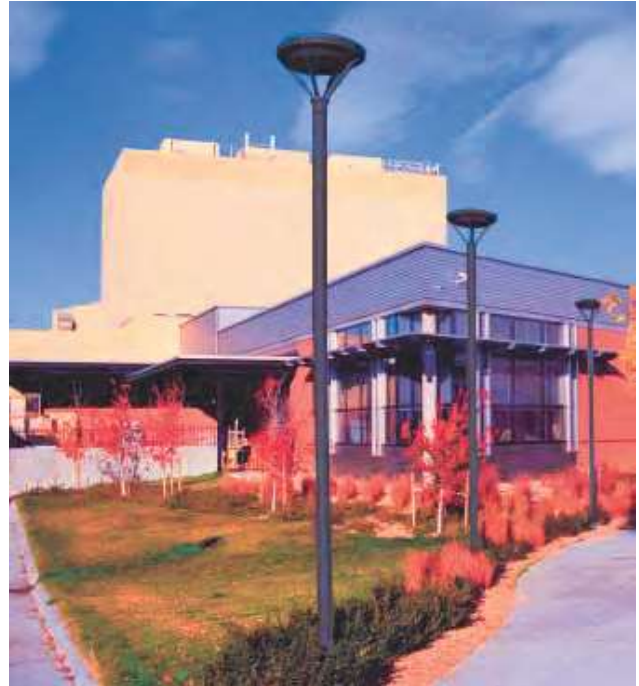
- To provide safe, secure, and unobtrusive lighting in parking areas while minimizing the negative effect on adjacent properties.

Standards

- The height of parking lot light fixtures shall be limited in height and evaluated on a case-by-case basis.
- Parking Area lighting shall be uniformly colored and distributed without dark areas, which can create security risks.
- Parking Area lighting shall minimize glare and light pollution by using cut-off or shielded type fixtures.
- Final fixture selection shall be determined by the County for compatibility with the overall Archer Complex design character.

Guidelines

- Parking area lighting should provide no more than the lowest level of illumination, while still providing a safe environment.
- Parking area lighting should respect adjacent properties and be designed to minimize negative impacts.
- Parking area lighting should be placed in a well-organized pattern. Better light distribution can be achieved by using a greater number of shorter fixtures than fewer taller ones.



Consistent pedestrian lighting guides the user



Lighting highlights architectural features

- Lighting levels in parking areas should not exceed two foot candles when measured at the ground.

5.5 ACCENT AND SECURITY LIGHTING

Intent

- To provide appropriate building lighting to accentuate design features while minimizing glare and light pollution.

Standards

- Accent lighting shall be low level and limited to architectural features, and not illuminating entire building facades.
- Colored accent lighting shall be permitted only when used for holiday lighting.
- Building light fixtures shall be of a quality and aesthetic appearance that compliments the Complex's architectural and landscape design character.
- Service area lighting shall be concealed from view and minimize light pollution by utilizing cut-off or shielded type fixtures.

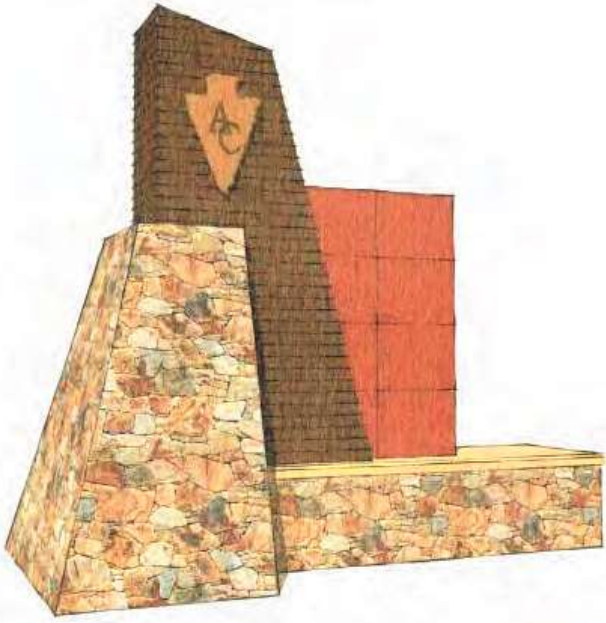
Guidelines

- Lighting above pedestrian height should be shielded to block visibility of the source of light.
- Lights in motion (spotlights) should be avoided.
- Landscape features should be illuminated, but using a lower-level light source.
- The source of security lighting should be shielded from view, particularly from public areas.
- Outdoor storage area lighting should be similar in appearance to parking areas, but should utilize a lower-level of lighting.

6

| Signage | >>>

Archer Recreation Complex - Laramie County, Wyoming



Entry monuments complement architecture



Consistent signage enhances the character of the complex



Wayfinding sign

6.1 COMPLEX SIGNS

An integrated sign system has been developed for the Archer Complex to help create a consistent and high-quality theme throughout the development. The sign system consists of gateway features and entry monuments, directional signs and building identification signs. Building identification signs for each site within the Archer Complex shall be designed to meet the campus standards.

6.2 BUILDING IDENTIFICATION SIGNS

Character sketches of the overall sign system are depicted here. Design and fabrication drawings for a typical ground-mounted building identification sign are available from the County. These drawings include sizes, materials and fabrication details that shall be used for building identification signs within the Archer Complex development.

6.3 BUILDING MOUNTED SIGNS

Intent

- To identify the location of a business or area of interest with signage that is unobtrusive to surrounding uses and well-integrated with the buildings and/or landscape design.
- To encourage signs which are creative in their use of form, materials, lighting, and graphics without creating visual clutter.

Standards

- Signs shall compliment the architecture of the buildings on which they are placed in terms of materials, color, scale, and lighting.
- Signs shall be constructed with high quality, durable materials appropriate to the physical demands of a rural setting.
- Building signs shall consist of individual pan channel logos, graphics, and/or text. No cabinet signs are allowed on buildings.
- Face-lit or halo illumination of individual letters/graphic is allowed. External wall flood illumination or uplighting shall be prohibited.
- Buildings shall be designed with signage in mind, so that it does not appear to be an afterthought.
- All conduits, transformers, or other “unfinished” elements

providing support or power to building signs shall be concealed from view.

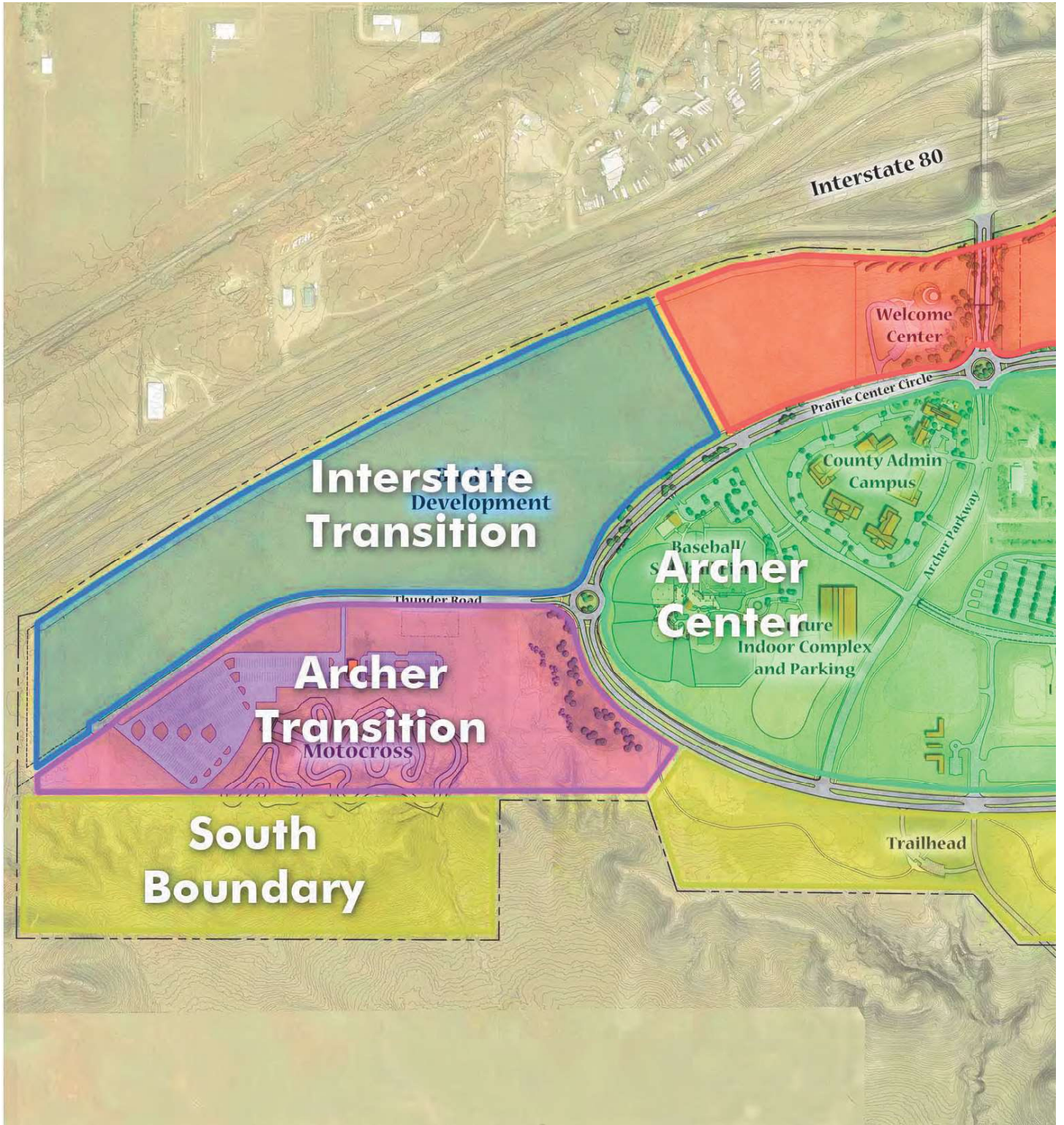
Guidelines

- Signs should be visible without being obtrusive.
- Signs should compliment a building's architecture.
- Wall, window, or arcade signage should not overlap or conceal major architectural elements.

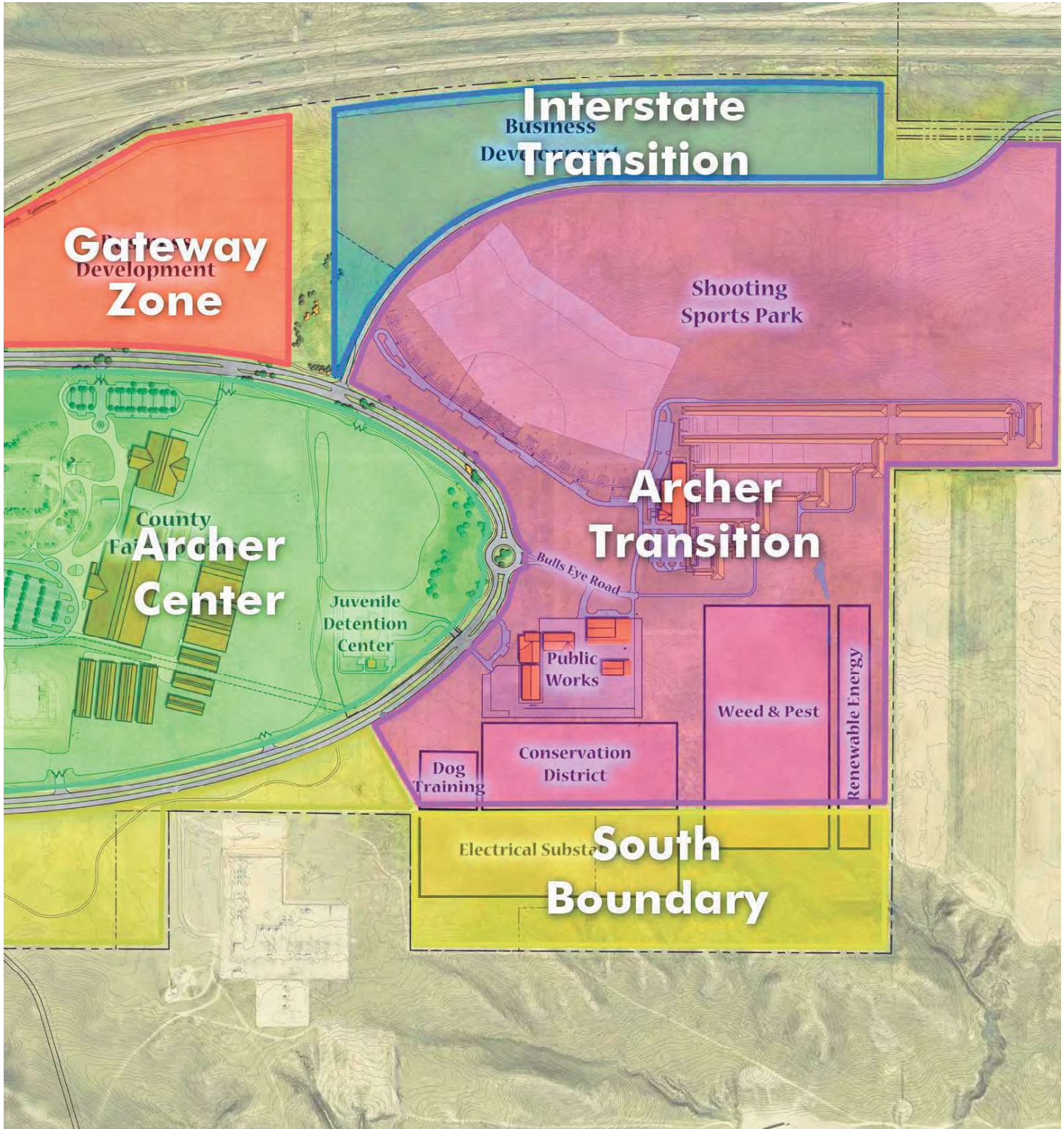
7

| Zone-Specific Requirements | >>>

Archer Recreation Complex - Laramie County, Wyoming



Archer Recreation Complex Zone Map



7.1 COMPLEX OVERVIEW

Archer Recreation Complex is divided into five separate zones based on planned land use and character. The zones provide an overall transition in intensity of use from north to south – from the Interstate 80 frontage to the adjacent rural residential uses to the south, east and west. This section outlines specific site planning standards that apply to each zone. Overall, these standards are intended to encourage a mix of uses to promote the success of the Archer Recreation Complex as a destination for County government and regional facilities, recreational activities, commercial opportunities, and renewable energy resources.

Please see Appendix A for setback table of the various zones.

7.2 GATEWAY ZONE

General Criteria

The Gateway Zone includes the main entrance and visitor experience into the site, and the areas most visible and accessible from the Interstate 80 interchange. It is intended for a mix of uses suitable for this unique Interstate frontage.

Intent

- To encourage a mix of commercial uses, retail centers, visitor amenities and shared parking opportunities.
- To provide for compatibility of use, access, and circulation between adjoining properties.
- To ensure that building placement and orientation is consistent with pedestrian oriented development.
- To set standards of quality that will ensure long term value and maintainability of properties.
- To adequately provide for parking without excessively providing paved impervious surfaces.
- To encourage comprehensive, multi-site parking strategies that minimize redundant access and that maximize convenient vehicle and pedestrian circulation within and between sites.
- To minimize the visual impact of parking lots from streets, open space areas, and adjoining uses.

Allowable Land Uses

Allowed uses within the Gateway Zone are listed below. Uses not listed are prohibited. Uses that are specifically prohibited are listed to aid the interpretation of these standards.

Allowed:

- Restaurants
- Hotels and Motels
- Retail (Goods stored entirely within building)
- Offices
- Child Care Facilities
- Assisted Living Facilities
- Medical Facilities
- Educational Facilities
- Entertainment Facilities
- Welcome Centers/Museums
- Schools
- Churches
- Government Facilities
- Outdoor Display Areas that are limited to business hours

Prohibited:

- Gas Stations
- Truck Stops
- Vehicle Repair/Maintenance (Unless as an accessory use to a retail facility. All repairs and maintenance must take place entirely within building)
- Fireworks Sales
- Outdoor Storage
- Vehicle Sales and Display

Development Patterns

Site planning must address issues of orientation of façades so that a building does not “turn its back” on any major street or roadway – a 360 degree view angle to each site should be evaluated. In addition to any other required access and

orientation, all sites adjoining I-80 shall consider the interstate highway to be a primary orientation with regard to the quality and orientation of site design, architecture, landscape, parking and loading dock/service area design. I-80 frontage shall comply with all applicable provisions of these design standards and guidelines. If present, loading docks and service areas shall be screened from I-80 view.

Standards

- Developed lots within the Gateway Zone shall be designed with a maximum impervious surface of 50%. Functional pervious pavements shall not contribute to this maximum allowance.
- Lot dimensions and proportions shall facilitate subdivision into lots that are generally regular in size and shape and avoid leftover parcels that are difficult to develop.
- Lots shall be designed to minimize conflicts between automobiles, trucks, bikes, and pedestrians, as well as to create an organized system of entrances, driveways, parking lots, and delivery areas.
- Lots shall be designed with appropriate transitions of scale, height, and architectural character to provide reasonable consistency and compatibility with adjacent development.

Transitions and Interconnections

- Transitions between differing adjacent uses shall allow for interconnections at a logical scale. Lots shall not be fenced off from the surrounding adjacent uses.
- Where abrupt changes in scale or height of buildings occur, provide adequate setback from the property line to result in a smooth transition to adjacent developments. Where incompatible scale or activities cannot be mitigated through adequate transition, buffering and screening shall be required. Buffering and screening strategies shall consider building and parking placement, building orientation, screen walls, fences, and landscaping.
- Infill buildings shall be located and designed to approximately align with previously established building/parking relationships.
- See Appendix A for building and parking setbacks.

Building Size, Location and Orientation

- At least one main entrance of the primary use building on the site shall face and open directly onto a connecting

walkway that connects to the public walk system in order to allow safe and direct pedestrian access.

- Building height within the Gateway Zone shall be limited to 35 feet.
- Building facades adjacent to Interstate 80 shall be equal in quality in regards to building articulation, variation in massing, and materials quality to the street-facing facades. Storage and service areas adjacent to Interstate 80 shall be fully screened from public view with landscape, berms, and/or screen walls. Screen wall materials shall match the building. At least 50% of any screen wall or fence shall be buffered with landscaping to avoid long, uninterrupted expanses of wall along the Interstate frontage.

Parking, Access and Circulation

- Parking quantity requirements shall be regulated by Laramie County Standards.
- See Appendix A for building and parking setbacks.
- Permanent parking lots within the Gateway Zone shall be paved. Use of pervious pavements is encouraged and may be used to reduce parking requirements.
- Coordinate parking location and design with adjacent uses to maximize the potential for shared parking among uses.
- Coordinate circulation with adjacent developments when possible to simplify circulation and minimize street curb cuts.
- Vehicle circulation on each site shall be clearly organized to facilitate movement into and throughout parking areas. Parking drive lanes and intersections shall align where possible.
- Provide for cross-access between development parcels to allow for connection between lots without accessing the street.
- Parking areas shall not be placed between the building frontage and the adjacent street, but shall instead be located to the side and/or rear of the primary buildings.
- Where primary pedestrian patterns must cross drive aisles, they shall be demarcated with painted crosswalks or a change in pavement type, color and/or texture to indicate the crossing.

- Parking lot areas shall be separated into sections of one hundred (100) parking spaces maximum, separated by landscape buffers ten feet (10') wide or greater.

Guidelines

Development Patterns

- Sites and buildings should be designed with an understanding of their role in meeting the overall complex planning goals, such as creating linkages and gateways, and an appropriate transition of land use and scale.
- Consideration should be given to the opportunity for adjoining sites and buildings to share access, amenities, and relationships of form that will create a stronger overall identity.
- Buildings with frontage on open space should provide windows, doors, plazas, and so forth to encourage pedestrian activity and to embrace the open areas as an amenity.

Transitions and Interconnections

- New development should relate to other existing or proposed development on adjoining properties to maximize useful interconnections and shared efficiencies.

Building Size, Location and Orientation

- Primary building entrances should incorporate pedestrian amenities such as benches, plazas, and planters
- Building footprint within the Gateway Zone should be limited to 30,000 square feet in size.

Parking, Access and Circulation

- Use of structurally sound pervious pavements is encouraged to promote infiltration of stormwater.

7.3 ARCHER CENTER

General Criteria

Archer Center is intended for a mix of community uses and public facilities including the Laramie County Fairgrounds, government offices, and recreational facilities. Master plans exist for much of the uses within Archer Center. Developments shall conform to the adopted master plans which outline proposed land uses, access and parking, building locations, and open space areas.

Intent

- To provide a setting for community uses, public facilities, and destination recreational activities to serve the citizens of Laramie County.
- To allow site planning flexibility and consistency of development patterns within the Archer Center.
- To adequately provide for parking without providing excessive paved impervious surfaces.
- To encourage comprehensive, multi-site parking strategies that minimize redundant access and that maximize convenient vehicle and pedestrian circulation within and between sites.
- To minimize the visual impact of parking lots from streets, open space areas, and adjoining uses.

Allowable Land Uses

Allowed uses within Archer Center are listed below. Uses not listed are prohibited. Uses that are specifically prohibited are listed to aid the interpretation of these standards.

Allowed:

- Recreational Uses
- Government Uses
- Offices
- Retail
- Restaurants
- Agricultural Uses
- Fairgrounds
- Camping

Standards

Development Patterns

- Developments shall conform to the adopted master plans for the zone including the Laramie County Fairgrounds Master Plan, the General Government Complex Master Plan, and the conceptual plans for the baseball recreational complex.
- Developed lots within Archer Center shall be designed with a maximum impervious surface of 50%. Functional pervious pavements shall not contribute to this maximum allowance.

Parking, Access and Circulation

- Parking quantity requirements shall be regulated by Laramie County Standards.
- Use of pervious pavements is encouraged for parking lots where appropriate. Gravel parking areas must be maintained regularly for dust control. Paved parking areas may be required for high-traffic use areas.
- Coordinate parking location and design with adjacent uses to maximize the potential for shared parking among uses.
- Where primary pedestrian patterns must cross drive aisles, they shall be demarcated with painted crosswalks or a change in pavement type, color and/or texture to indicate the crossing.
- Parking lot areas shall be separated into sections of one hundred (100) parking spaces maximum, separated by landscape buffers ten feet (10') wide or greater.
- See Appendix A for building and parking setbacks.

Transitions and Interconnections

- Transitions between differing adjacent uses shall allow for interconnections at a logical scale. Lots shall not be fenced off from the surrounding adjacent uses
- Where abrupt changes in scale or height of buildings occur, provide adequate setback from the property line to result in a smooth transition to adjacent developments. Where incompatible scale or activities cannot be mitigated through adequate transition, buffering and screening shall be required. Buffering and screening strategies shall consider building and parking placement, building orientation, screen walls, fences, and landscaping.
- Infill buildings shall be located and designed to approximately align with previously established building/parking relationships.

Guidelines

Transitions and Interconnections

- New development should relate to other existing or proposed development on adjoining properties to maximize useful interconnections and shared efficiencies.

Parking, Access and Circulation

- Use of structurally sound pervious pavements is encouraged to promote infiltration of stormwater.

7.4 INTERSTATE AND ARCHER TRANSITION ZONES

General Criteria

The Transition Zones consist of the Interstate and County Transition Zones on both the east and west sides of the Complex. These zones provide transition from the main I-80 interchange features and uses associated with the Gateway Zone to the outlying areas along the Interstate 80 frontage, and from Archer Center to the adjacent rural residential lands to the east and west. They are intended for a mix of larger footprint uses such as commercial, industrial or service suitable for the Interstate frontage, and for recreational uses, government facilities, and energy development.

Intent

- To encourage a mix of commercial and industrial uses appropriate for the Interstate 80 frontage.
- To allow site planning flexibility and consistency of development patterns within the Transition Zone.
- To provide for compatibility of use, access, and circulation between adjoining properties.
- To provide for all modes of transportation connecting to and through the Archer Recreation Complex.
- To set standards of quality that will ensure long term value and maintainability of properties.
- To reinforce the character and quality of public streets through the development of buildings that provides orientation and access toward the street.
- To adequately provide for parking without excessively providing paved impervious surfaces.
- To encourage comprehensive, multi-site parking strategies that minimize redundant access and that maximize convenient vehicle and pedestrian circulation within and between sites.
- To minimize the visual impact of parking lots from streets, open space areas, and adjoining uses.

Allowable Land Uses

Allowed uses within the Transition Zones are listed below. Uses not listed are prohibited. Uses that are specifically prohibited are listed to aid the interpretation of these standards.

Allowed:

- Service businesses
- Offices
- Hotels/Motels
- Restaurants
- Retail
- Warehousing (Goods stored entirely within building)
- Truck Stops
- Gas Stations
- Medical Facilities
- Child Care Facilities
- Assisted Living Facilities
- Educational Facilities
- Mixed-Use (Commercial/Residential)
- Renewable Energy Development
- Outdoor Storage when screened
- Outdoor Display Areas

Prohibited:

- Scrap, salvage or junk yards
- Fireworks Sales
- Any use which may emit harmful chemicals into the land, air or water

Standards

Development Patterns

Site planning must address issues of orientation of façades so that a building does not “turn its back” on any major street or roadway – a 360 degree view angle to each site should be evaluated. In addition to any other required access and orientation, all sites adjoining I-80 shall consider the interstate highway to be a primary orientation with regard to the quality and orientation of site design, architecture, landscape, parking and loading dock/service area design. I-80 frontage shall comply with all applicable provisions of these design standards and guidelines. If present, loading docks and service areas shall be screened from I-80 view with a combination of masonry walls and landscaping.

- Lots shall be designed to minimize conflicts between automobiles, trucks, bikes, and pedestrians, as well as to create an organized system of entrances, driveways, parking lots, and delivery areas.
- Lots shall be designed with appropriate transitions of scale, height, and architectural character to provide reasonable consistency and compatibility with

adjacent development.

- Outdoor storage areas shall be screened from view with fences, screen walls, or landscaping.
- Developed lots within the Transition Zones shall be designed with a maximum impervious surface as follows:
 - East Interstate Transition Zone - 70% max.
 - West Interstate Transition Zone - 50% max.
 - East Archer Transition Zone - 20% max.
 - West Archer Transition Zone - 20%
- Functional pervious pavements shall not contribute to the above maximum allowances.
- Lot dimensions and proportions shall facilitate subdivision into lots that are generally regular in size and shape and avoid leftover parcels that are difficult to develop.
- All lots shall have frontage that is adjacent to a street. Street frontage shall typically be no less than 30% of the lot depth.

Transitions and Interconnections

- Transitions between differing adjacent uses shall allow for interconnections at a logical scale. Lots shall not be fenced off from the surrounding adjacent uses.
- Where abrupt changes in scale or height of buildings occur, provide adequate setback from the property line to result in a smooth transition to adjacent developments. Where incompatible scale or activities cannot be mitigated through adequate transition, buffering and screening shall be required. Buffering and screening strategies shall consider building and parking placement, building orientation, screen walls, fences, and landscaping.
- Infill buildings shall be located and designed to approximately align with previously established building/parking relationships.

Building Size, Location and Orientation

- At least one main entrance of the primary use building on the site shall face and open directly onto a connecting walkway that connects to the public walk system in order to allow safe and direct pedestrian access.
- Building height within the Transition Zones shall be limited as follows:
 - Interstate Transition Zones - 45 feet

- Archer Transition Zones - 65
- See Appendix A for building and parking setbacks.

Parking Access and Circulation

- Parking quantity requirements shall be regulated by Laramie County Standards.
- Use of pervious pavements is encouraged for parking lots where appropriate. Use of curb and gutter shall be limited in the Transition Zone. Gravel parking areas must be maintained regularly for dust control. Paved parking areas may be required for high-traffic use areas.
- Coordinate parking location and design with adjacent uses to maximize the potential for shared parking among uses.
- Coordinate circulation with adjacent developments when possible to simplify circulation and minimize street curb cuts.
- Vehicle circulation on each site shall be clearly organized to facilitate movement into and throughout parking areas. Parking drive lanes and intersections shall align where possible.
- Provide for cross-access between development parcels to allow for connection between lots without accessing the street.
- Parking areas shall be minimized between the street and the building entrances. Locate parking to the side and/or rear of the primary buildings.
- Where primary pedestrian patterns must cross drive aisles, they shall be demarcated with painted crosswalks or a change in pavement type, color and/or texture to indicate the crossing.
- Parking lot areas shall be separated into sections of one hundred (100) parking spaces maximum, separated by landscape buffers ten feet (10') wide or greater.
- See Appendix A for building and parking setbacks.

Guidelines

Development Patterns

- Sites and buildings should be designed with an understanding of their role in meeting the overall complex planning goals, such as creating linkages and gateways, and an appropriate transition of land use and scale.

- Consideration should be given to the opportunity for adjoining sites and buildings to share access, amenities, and relationships of form that will create a stronger overall identity.
- Buildings with frontage on open space should provide windows, doors, plazas, and so forth to encourage pedestrian activity and to embrace the open areas as an amenity.
- Primary building entrances should incorporate pedestrian amenities such as benches, plazas, and planters.

Transitions and Interconnections

- New development should relate to other existing or proposed development on adjoining properties to maximize useful interconnections and shared efficiencies.

Parking Access and Circulation

- Use of structurally sound pervious pavements is encouraged to promote infiltration of storm water.

7.5 SOUTH BOUNDARY ZONE

General Criteria

The South Boundary Zone is intended as a transition area from the developed areas within the other zones and the rural residential areas to the south. It is intended for recreational uses, renewable energy development and open space.

Intent

- To limit built structures in the South Boundary zone to those accessory to the recreational and energy development uses.

Allowable Land Uses

Allowed uses within the South Boundary Zone are listed below. Uses not listed are prohibited. Uses that are specifically prohibited are listed to aid the interpretation of these standards.

Allowed:

- Open Space
- Renewable Energy Development (Wind and Solar)
- Pedestrian and Equestrian Trails and facilities
- Energy Substation

Standards

- Building footprint within the South Boundary Zone shall be limited to 5000 square feet in size.
- Building height within the South Boundary Zone shall be limited to 20 feet.
- Buildings shall be accessory to the recreational and energy development uses intended for this zone.
- See Appendix A for building and parking setbacks.



| Appendices | >>>

Archer Recreation Complex - Laramie County, Wyoming

8.1 APPENDIX A - SETBACK TABLE

	Building Setbacks				Parking Setbacks		
	Front	Side	Rear	Property Line	Front	Side	Rear
Gateway Zone	15'	10'	10'	N/A	15'	10'	10'
Transition Zones	20'	10'	20'	50'	20'	10'	10'
Complex Center	15'	10'	10'	N/A	15'	10'	10'
South Boundary	30'	20'	50'	50'	20'	20'	50'

8.2 APPENDIX B - RECOMMENDED PLANT LIST

SHADE TREES

<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Acer negundo 'Sensation'	Sensation Boxelder
Alnus tenuifolia	Thinleaf Alder
Betula occidentalis	Mountain Birch
Celtis occidentalis	Hackberry
Gleditsia triacanthos	Honeylocust
Gymnocladus dioicus	Kentucky Coffeetree
Populus x acuminata	Lanceleaf Cottonwood
Populus sargentii	Plains Cottonwood
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak

ORNAMENTAL TREES

<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Acer ginnala	Amur Maple
Acer tataricum	Tatarian Maple
Acer grandidetatum	Big-tooth Maple
Crataegus ambigua	Russian Hawthorn
Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
Crataegus laevigata	Crimson Cloud Hawthorn
Quercus gambeli	Gambel Oak
Rhus glabra	Smooth Sumac
Rhus typhina	Staghorn Sumac

EVERGREEN TREES

BOTANICAL NAME

Abies concolor
Juniperus scopulorum
Juniperus osteosperma
Picea pungens
Pinus aristata
Pinus edulis
Pinus flexilis
Pinus nigra
Pinus ponderosa
Pinus sylvestris

COMMON NAME

White Fir
Rocky Mountain Juniper
Utah Juniper
Colorado Spruce
Bristlecone Pine
Pinon Pine
Limber Pine
Austrian Pine
Ponderosa Pine
Scotch Pine

DECIDUOUS SHRUBS

BOTANICAL NAME

Amelanchier alnifolia
Amelanchier utahensis
Amorpha canescens
Aronia melanocarpa 'Iriquois Beauty'
Artemisia cana
Artemisia filifolia
Artemisia tridentata wyomingensis
Caragana arborescens
Caryopteris x clandonensis 'Blue Mist'
Cercocarpus montanus
Chrysothamnus sp
Chamaebatiaria millefolium
Cornus stolonifera 'Baileyi'
Cornus sericea
Fallugia paradoxa
Forestiera neomexicana
Krashinikovia lanata
Ligustrum vulgare 'Lodense'
Lonicera involucrata
Physocarpus malvaceus
Potentilla fruticosa
Prunus americana
Prunus besseyi
Prunus besseyi 'Pawnee Buttes'

COMMON NAME

Saskatoon Serviceberry
Utah Serviceberry
Leadplant
Dwarf Black Chokeberry
Silver Sagebrush
Sand Sagebrush
Wyoming Big Sagebrush
Siberian Peashrub
Blue Mist Spirea
Mountain Mahogany
Rabbitbrush
Fernbush
Bailey's Redtwig Dogwood
Redtwig Dogwood
Apache Plume
New Mexico Privet
Winterfat
Lodense Privet
Black Berry Honeysuckle
Mallow Ninebark
Shrub Potentilla
American Plum
Western Sand Cherry
Creeping Western Sand Cherry

Prunus virginiana	Chokecherry
Purshia tridentata	Antelope Bitterbrush
Ribes alpina	Alpine Currant
Ribes aureum	Yellow Currant
Ribes cereum	Edible Currant
Rubus deliciosus	Boulder Raspberry
Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac
Rhus trilobata	Three-Leaf Sumac
Rosa nutkana	Nootka Rose
Rosa woodsii	Woods Rose
Salix amygdaloides	Peachleaf Willow
Salix exigua	Coyote Willow
Sambucus racemosa	Red Elderberry
Sheperdia argentea	Silver Buffaloberry
Sorbus scopulina	Mountain Ash
Symphoricarpus albus	White Snowberry
Yucca glauca	Yucca/Soapweed

EVERGREEN SHRUBS

<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Cercocarpus ledifolius	Curl Leaf Mountain Mahogany
Cercocarpus intricatus	Little Leaf Mountain Mahogany
Juniperus chinensis 'Holbert'	Holbert Juniper
Juniperus communis	Common Juniper
Juniperus horizontalis 'Hughes'	Hughes Juniper
Juniperus horizontalis 'Youngstown'	Youngstown Creeping Juniper
Juniperus sabina 'Buffalo'	Buffalo Juniper
Juniperus sabina 'Scandia'	Scandia Juniper

ORNAMENTAL GRASSES

<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Achnatherum hymenoides	Indian Rice Grass
Andropogon gerardii 'Pawnee'	Big Bluestem
Bouteloua gracilis	Blue Grama
Calamagrostis canadensis	Bluejoint Reedgrass
Deschampsia caespitosa	Tufted Hairgrass
Festuca idahoensis 'Siskyou Blue'	Blue Fescue
Helictotrichon sempervirens	Blue Oat Grass
Hesperostipa comata	Needle and Thread Grass

Imperata cylindrica	Japanese Blood Grass
Koeleria macrantha	Prairie Junegrass
Nassella tenuissima	Mexican Feather Grass
Panicum virgatum 'Cheyenne Sky'	Switch Grass
Saccharum ravennae	Plume Grass
Schizachyrium scoparium	Little Bluestem

PERENNIALS

<i>BOTANICAL NAME</i>	<i>COMMON NAME</i>
Achillea spp.	Yarrow
Agastache spp.	Hyssop
Aquilegia spp.	Columbine
Artemisia spp.	Sage
Callirhoe involucrata	Winecups
Centranthus ruber	Jupiter's Beard
Cerastium tomentosum	Snow-In-Summer
Heuchera spp.	Coral Bells
Coreopsis spp.	Coreopsis
Echinacea purpurea	Purple Coneflower
Erigeron speciosus	Aspen Daisy
Eriogonum umbellatum	Sulfur Flower
Gaillardia aristata	Blanket Flower
Gazania linearis	Colorado Gold Gazania
Hemerocallis spp.	Daylily
Iris sibirica	Siberian Iris
Lavendula angustifolia	Lavender
Liatris spicata	Gayfeather
Nepeta x faassenii	Catmint
Oenothera caespitosa	White Evening Primrose
Penstemon spp.	Penstemon
Ratibida columnifera	Prairie Coneflower
Rudbeckia spp.	Coneflower
Santolina chamaecyparissus	Lavender Cotton
Sedum sp.	Stonecrop
Stachys byzantina	Lamb's Ears
Stanleya pinnata	Prince's Plume

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FOR THE ARCHER
COMPLEX PUD – PLANNED UNIT DEVELOPMENT AMENDING THE USES
ALLOWED WITHIN THE GATEWAY ZONE AND THE INTERSTATE TRANSITION
ZONE, LOCATED WITHIN A PORTION OF THE N ½ OF SECTION 27, T14N, R65W,
OF THE 6TH P.M., 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 2-1-103 of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 2-4-111 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:

- i. The zone change request supports and upholds the safety and health of the community; and that it endorses the general welfare of the inhabitants of Laramie County; and that one of the following two (2) is also determined and declared to be a finding:
 - A. The existing zoning classification of the land does not fit the overall development pattern of the area; or
 - B. There have been changes of a physical, economic, or social nature within the area which have prompted the request, and which enable the zone change to better meet community needs.

and the Board approves a Zone Change for the Archer Complex PUD to amend the uses allowed within the Gateway Zone and the Interstate Transition Zone, as shown on the attached ‘Exhibit A’ – Zone Change Map and ‘Exhibit B’ – Amended PUD language, located within a portion of the N ½ of Section 27, T14N, R65W, of the 6th P.M., Laramie County, WY, with no conditions.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

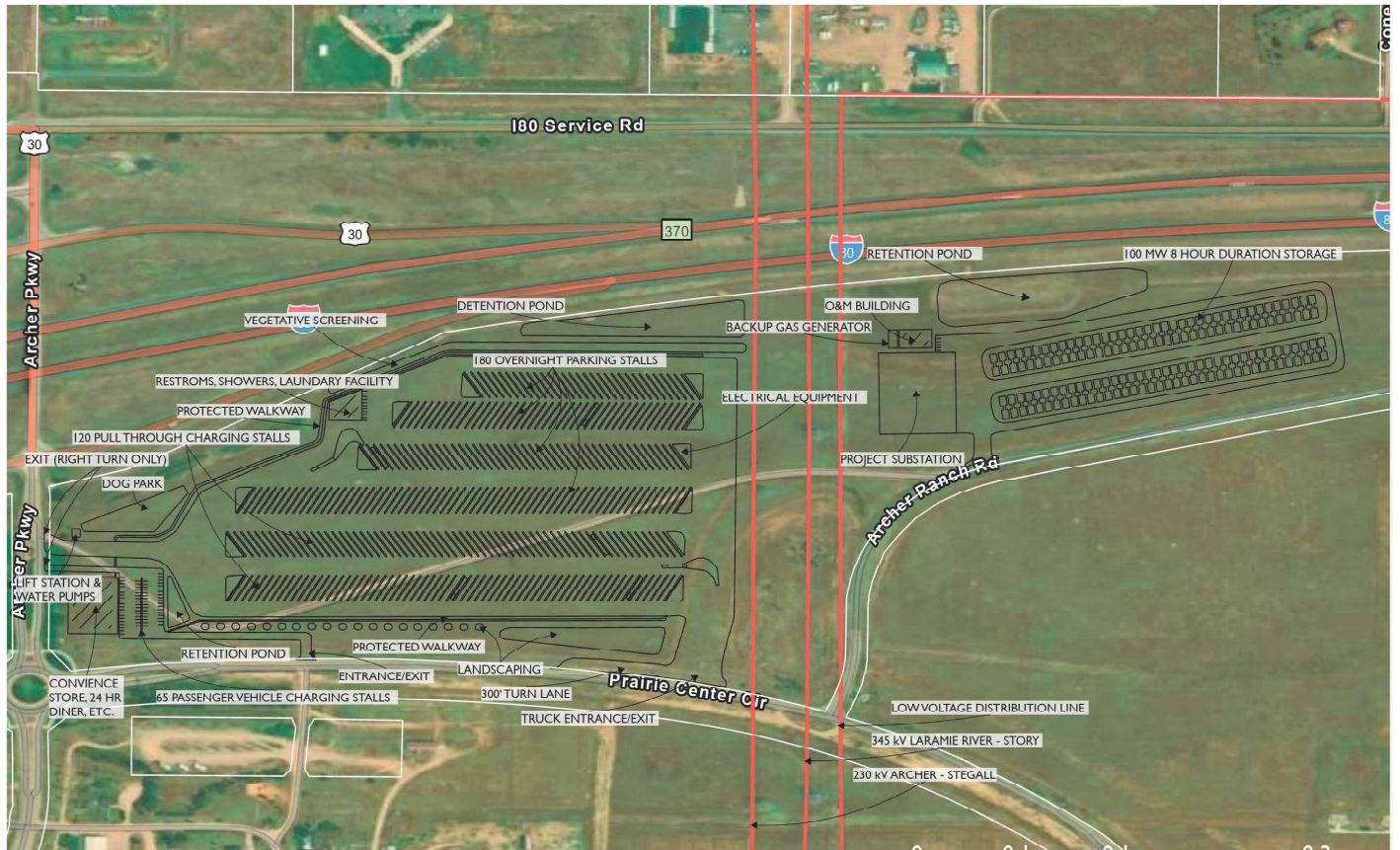
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney’s Office

EXHIBIT A



1 : 6,500

ARCHER FAIRGROUNDS PRELIMINARY CHARGING & STORAGE FACILITY SITE PLAN

EXHIBIT B

Project Narrative:

Amendment of the Gateway Zone and the Interstate Transition Zone as follows:

Uses allowed within the Gateway Zone located along the east side of Archer Parkway within a portion of the North half lying South of Interstate 80, Section 27, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming shall be expanded to allow the following:

- Truck Stops
- Vehicle fueling stations, including electric truck and automobile charging stations
- Battery Energy Storage System (BESS)
- Alternative energy fueling stations, including hydrogen vehicles
- Mobile Data Center Sites
- Building height within the Gateway Zone shall be limited to forty-five (45) feet
- Vehicle repair/maintenance that takes place entirely within a building
- Screened outdoor storage
- Convenience store
- Restrooms
- Showers
- Green space including a small pet relief area

Uses allowed within the Interstate Transition Zone located along the east side of Archer Parkway within a portion of the North half lying South of Interstate 80, Section 27, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming shall be expanded to allow the following:

- Vehicle fueling stations, including electric truck and automobile charging stations
- Battery Energy Storage System (BESS)
- Alternative energy fueling stations, including hydrogen vehicles
- Mobile Data Center Sites
- Vehicle repair/maintenance that takes place entirely within a building
- Convenience store
- Restrooms
- Showers