



**PLANNING &  
DEVELOPMENT**

2101 O'Neil Avenue  
Cheyenne, WY 82001  
(307) 637-6282

[cheyennecity.org](http://cheyennecity.org)

June 2, 2026

Board of County Commissioners  
Laramie County, WY

**RE: PlanCheyenne Amendment Procedure**

According to the Plan Amendment Process and Procedures subsection outlined in the Introduction section of PlanCheyenne, any proposed PlanCheyenne amendment "... *will go before the governing body that will not have jurisdiction for comment only (e.g., a proposal to amend land uses within City limits goes to the County first for comment only).*" The currently proposed PlanCheyenne amendment will edit the Future Land Use Map for land generally located north of College Drive and east of Southwest Drive from Mixed-use Residential to Mixed-use Employment. The land considered with this amendment is within City limits. Therefore, the proposed amendment is being brought before the County Commissioners for comment only.

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

Regards,

Seth Lloyd, AICP  
Planning and Development Department  
City of Cheyenne, WY  
(307) 637-6286  
[slloyd@cheyennecity.org](mailto:slloyd@cheyennecity.org)

Encl: Future Land Use Amendment Map

Cc: County Planning Office  
County Clerk's Office

CITY OF  
**CHEYENNE**  
 — PLANNING & —  
 DEVELOPMENT —

**CITY OF CHEYENNE PLANNING COMMISSION**  
**June 1, 2026**  
**STAFF REPORT**

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**FILE:** PUDC-26-111: Cheyenne 98 – Comprehensive Plan Amendment

**REQUEST:** A request to amend the Future Land Use Map of the Comprehensive Plan from Mixed-use Residential to Mixed-Use Employment for approximately 98 acres

**LOCATION:** Between I-80 and College Drive, east of Southwest Drive

**APPLICANT:** Westside Property Investment Company, Inc.

**AGENT:** Westside Property Investment Company, Inc.

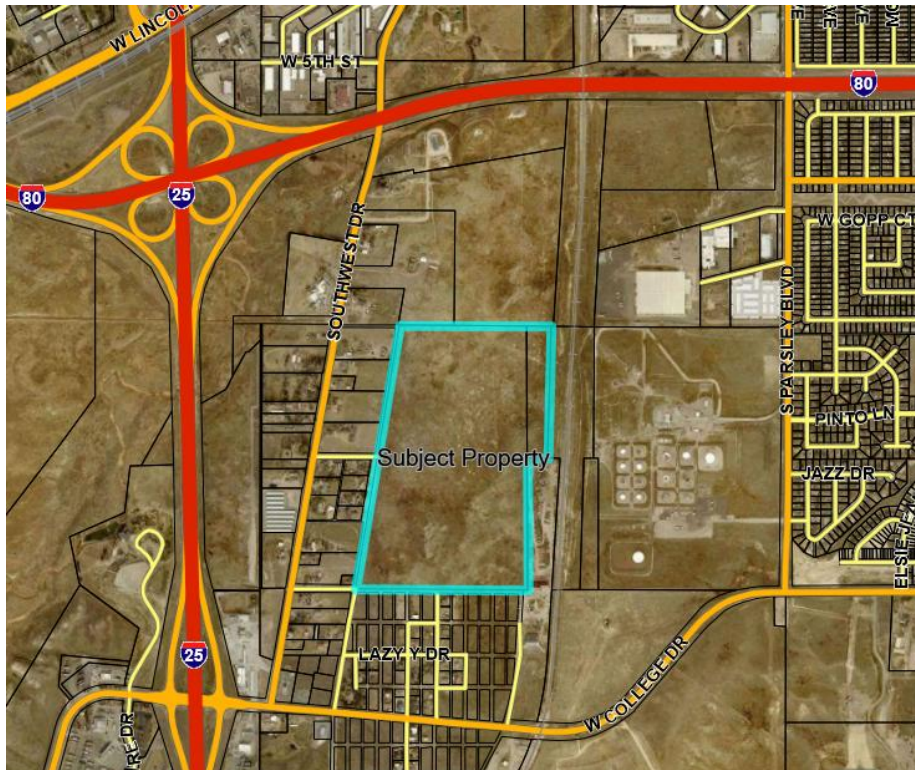
**OWNER:** Garrett Properties LLC

**ZONING:** Current: LI Light Industrial, MUB Mixed-use Business  
 Proposed: LI Light Industrial

**FUTURE LAND USE:** Proposed Mixed-use Employment  
 (Current – Mixed-use Residential)

**PURPOSE:** To support rezoning of land to LI Light Industrial zoning

**PREPARED BY:** Seth Lloyd, AICP, Senior Planner



**RECOMMENDED MOTION:**

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Move to **approve** the Resolution amending the Future Land Use Plan for a portion of land between I-80 and College Drive east of Southwest Drive as shown in Exhibit A from Mixed-use Residential to Mixed-Use Employment, due the request meeting the review criteria.

**APPLICABLE CITY CODE SECTION(S) AND PLANS:**

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- PlanCheyenne

**BACKGROUND:**

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The applicant is requesting amending the Future Land Use Map for roughly 98 acres of land from Mixed-use Residential to Mixed-use Employment to accommodate a zone change to LI Light Industrial.

The property is shown as Mixed-use Residential in the Future Land Use Plan. The Mixed-Use Residential category promotes self-supporting neighborhoods that primarily contain housing. A range of residential housing types, such as single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units, should be built on a majority of any site within this category. The Mixed-use Residential designation considers the MUR Mixed-use Residential zone as the optimal zone district; however, various residential zones and lighter-intensity commercial zones may also be appropriate.

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

**SURROUNDING LAND USE AND ZONING:**

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	<b>Future Land Use Designation</b>	<b>Zoning District</b>	<b>Land Use</b>
<b>Subject Site</b>	Mixed-use Residential	LI Light Industrial, MUB Mixed Use Business Emphasis	Vacant
<b>North</b>	Mixed-use Employment (changed in April, 2026)	LI Light Industrial (changed in May, 2026)	Vacant, Rural Residential, Nursery
<b>South</b>	Urban Residential, Mixed-use Residential	County LU Land Use, County CB Community Business	Rural Residential Vacant
<b>East</b>	Mixed-use Employment	County LI Light Industrial	Industrial
<b>West</b>	Mixed-use Residential	County LU, County PUD	Single-family Residential, Rural Residential, Storage

## **ANALYSIS OF APPLICATION CONFORMANCE WITH REVIEW CRITERIA:**

Should the Planning Commission wish to approve an amendment to the Future Land Use Map of the Comprehensive Plan, the Commission must make the following considerations outlined in the 2014 Community Plan (Build Chapter page 3-3). A detailed analysis is below:

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

This review criterion has two parts, each of which will be addressed individually.

Regarding if the proposed amendment is beneficial to the community:

The proposed amendment has been requested to allow LI Light Industrial zoning. The Land use category requested supports business-campus style development focused primarily on office and light industrial uses and is similar to the development patterns of North Range, Swan Ranch and High Plains Business Parks. These areas are intended to incorporate open spaces, parks, and pedestrian connections. Retail and service uses may be included as supportive secondary uses to support the campus style development and its employees. Higher-intensity employment uses are encouraged near major roadways and residential development is typically not supported in these districts. This area is close to major roadways and the area has a significant amount of industrial development currently. Based on recent decisions in the region, there may be a greater expectation for this area to become more employment-centric in development.

Regarding if the proposed amendment addresses unforeseen issues:

The subject property (and surrounding area) is hemmed in by regional transportation routes and lacks water mains. However, these were existing conditions at the time the comprehensive plan was developed, meaning that the original plan likely considered these issues and yet still came to the conclusion a unified residential neighborhood was appropriate for this area. Also, at the time of development of the comprehensive plan, parts of the area were zoned LI Light Industrial (either in the County or the City), and it appears the Comprehensive Plan intentionally looked to phase out industrial development along Southwest Drive (not only south of I-80, but also between I-80 and Lincolnway). The market has not yet sought to transition existing industrial development to residential (or commercial) development in this area, in fact, recent small-scale developments have sought to increase storage, warehousing, industrial, or similar uses. No large-scale developments have been proposed, and future infrastructure additions (such as water main extensions) may change the market pressures in this area significantly. A future land use map amendment for the property to the north (similarly changing the land from mixed-use residential to mixed-use employment) was approved in April of 2026. It appears the Governing Body of City of Cheyenne recognizes the recent changes to the area mark a transition to a more industrial character for this area than was originally anticipated in 2014.

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

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

The current situation surrounding this property includes light industrial zoning to the north and east. The surrounding development patterns in the industrial-zoned areas include industrial-style development to the northeast and east. To the north, the land is largely vacant.

Property to the west and south is zoned Land Use in the County and largely developed with single-family homes, though a few storage PUDs and a few County CB zoned parcels are also in the area.

The goals of the current future land use map in the surrounding area is to have a mix of commercial, industrial, and residential development in the area.

Despite these goals, new developments in the surrounding area have largely been industrial in nature, including new industrial development in the LI zone to the northwest and new storage uses in new PUD zones to the southwest.

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

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

#### Transportation:

The proposed change will not have any adverse effects on transportation to the subject property. This area of the community has significant issues with transportation access. Southwest Drive's connection to Lincolnway is often limited by trains on the railroad tracks. College Drive can also be blocked on occasion. WYDOT is in the early stages of developing a proposed bridge installation over the BNSF Railway railroad tracks on west College Drive. A public meeting was held on March 26, 2026, regarding preliminary design. Tentative construction is anticipated to begin in early 2031 with a completion date of 2033. This project is contingent on the award of a federal rail crossing elimination grant.

Any development that occurs in this area will have to address transportation issues. Industrial-style development will have different transportation needs and different funding for infrastructure improvements than residential development.

A Major Collector Street is identified on the Transportation Master Plan immediately north of the area proposed for change. This street is an extension of Allison Road between Southwest Drive and Parsley Boulevard. On the west side of the subject property, there is a roadway designated as a minor collector on the Major Transportation Plan (Broken Arrow). Right-of-way dedication and improvements will be required in conjunction with future development actions such as platting.

#### Services:

The proposed change will not have any adverse effects on provision of services to the subject property. This area of the community has significant issues with services, partially due to the access issues mentioned above, but also due to lack of water mains. Whatever development occurs in this area will have to deal with service issues. Industrial-style development will have different service needs and different funding for infrastructure improvements than residential development.

#### Facilities:

The proposed change will not have any adverse effects on facilities.

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

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

The proposed change will not have any adverse effects on provision of services to the subject property. This area of the community has significant issues with services, partially due to the access issues mentioned above, but also due to lack of water mains. Whatever development occurs in this area will have to deal with service issues. Industrial-style development will have different service needs and different funding for infrastructure improvements than residential development.

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

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

The subject properties are all currently within City limits.

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

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

This land is currently within the Urban Services Area.

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

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

Strict adherence to the Plan would result in residential development adjacent to a railroad. While proximity next to major transportation routes such as this is not always optimal for residential development, it does happen with regularity in the Cheyenne region due to Cheyenne's significant lengths of interstates and railroads. Locating industrial zoning near major transportation routes would also be appropriate, but there would need to be a buffer to existing and anticipated residential development to the south and southwest.

The interstates and railroads in this area all existed at the time the comprehensive plan was developed, meaning that the original plan likely considered the regional transportation routes in the area and came to the conclusion a unified residential neighborhood was appropriate for this area. Also, at the time of development of the comprehensive plan, parts of the area were zoned LI Light Industrial (either in the County or the City), and it appears the Comprehensive Plan intentionally looked to phase out industrial development along Southwest Drive (not only south of I-80, but also between I-80 and Lincolnway).

However, the Comprehensive Plan cannot predict the future and encourages responsiveness to market demands and monitoring of development trends. Since the passage of the comprehensive plan, new land uses in the area have largely been non-residential in nature. Part of the subject

property has started a landscaping nursery, various new PUDs have allowed storage uses along Southwest Drive in the County, a new City PUD has established a Frontier Days park-n-ride along I-25, and various developments north of I-80 have been industrial in nature (in the existing LI zone). A similar request was proposed north of the subject property, and was approved.

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

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

The evaluation of this land use plan amendment and the related zoning should be based on all possible alternatives in the desired zone districts supported by the Mixed-use Employment land use category. Housing is a defined need of the community, and it could be detrimental to the public welfare to take land anticipated for urban residential development and change it to non-residential uses.

Policies in PlanCheyenne are mixed on this proposal, but, on the balance, probably would encourage allowing the proposed land use designation.

Consideration of various policies of PlanCheyenne in regards to this proposal:

- **Policy 1.1.B. Flexibility to Market Demands:** This goal notes that the Future Land Use Plan does not predetermine all uses on individual parcels and is meant to provide flexibility. The future land use map amendment to Mixed-use Employment will allow for more commercial or industrial uses, and may recognize a potential trend of this area becoming more industrial in nature.
- **Policy 2.5.A. Community Housing Met:** This goal notes that the availability and attainability of housing is a concern for the community. Changing the future land use map amendment to Mixed-use Employment will reduce the ability for Cheyenne to provide available permanent housing.
- **Principle 3.5 Provide opportunities for a range of industrial employment uses:** This goal encourages Cheyenne to leverage rail and interstate access for a range of industrial uses. Large-scale data centers may be utilizing large swaths of existing industrial parks, creating the need for new industrial areas located near interstates or railroads. The future land use map amendment to Mixed-use Employment at this location will allow for more industrial uses in close proximity to interstates and railroads (if this land is proposed for development which is not a data center).

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

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**CONFORMANCE WITH APPLICABLE PLANS:**

No other plans are applicable for this area.

## **PUBLIC NOTICE AND PUBLIC COMMENTS RECEIVED:**

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

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

- **Legal Notice** in the Wyoming Tribune Eagle published on May 16, 2026.
- **Mailed Notice.** Evidence of mailed notice was provided showing that the letters were mailed on May 15, 2026. The mailed notice appears to have contained errors regarding the location of the property and proposed zoning.  
An updated notice was sent May 19, 2026 which corrected the deficiencies in the first notice.
- **Posted Notice.** As of the publication of the Staff Report (May 22, 2026), staff had not received evidence of posted notice; however notice is not required to be posted until May 25, 2026.
- **Internet Posting** on connect.cheyennecity.org on May 13, 2026.

As of the publication of the Staff Report (May 22, 2026), Staff has received two inquiries or comments from the public on this project. One member of the public called the office and had concerns about the deficiencies of the neighbor notice letter, traffic impacts, and industrial nature of new development. One who talked to Staff at the office had concerns deficiencies of the neighbor notice letter and the needed services for development. The project page on the website has received 46 views and no comments.

## **STAFF REVIEW:**

Through the review process, review comments were received expressing concerns about the appropriateness of the Mixed-use Employment designation at this location. Staff also mentioned drainage and traffic concerns that may become necessary to address with the site plan.

## **CONCLUSION:**

Although there are multiple reasons to both approve or deny the request, on the balance, Staff recommends approving changing the future land use designation of this area to Mixed-use Employment due to the changing nature of land development in the area.

Rationale for approving the request:

Although the current future land use map encourages rezoning out of the current light industrial zones to allow non-industrial uses, most of the recent development in the vicinity has been industrial in nature, including storage uses in newly-created County PUD zones along Southwest Drive. LI (and PUD industrial) zoning exists near the area proposed to be modified on the north and east sides. Also, the LU zone to the south and west, although currently developed with residential uses, would also allow for light industrial uses (via conditional use processes) in the County.

Rationale for denying the request:

Despite the LI zoning and industrial development existing in the area at the time of the comprehensive plan, PlanCheyenne designated this land with a non-industrial future land use designation, expecting the area to transition to residential and commercial development. Housing is a need in the Cheyenne region and taking land away from future residential development (without adding residential land elsewhere)

may further limit opportunities to increase housing supply. There is also currently residential development to the south and west that could be negatively impacted by future industrial development.

**ALTERNATIVES:**

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

General Information Regarding Alternatives:

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

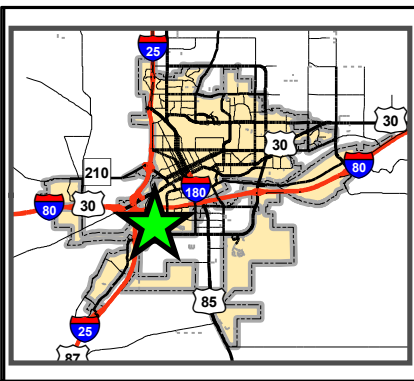
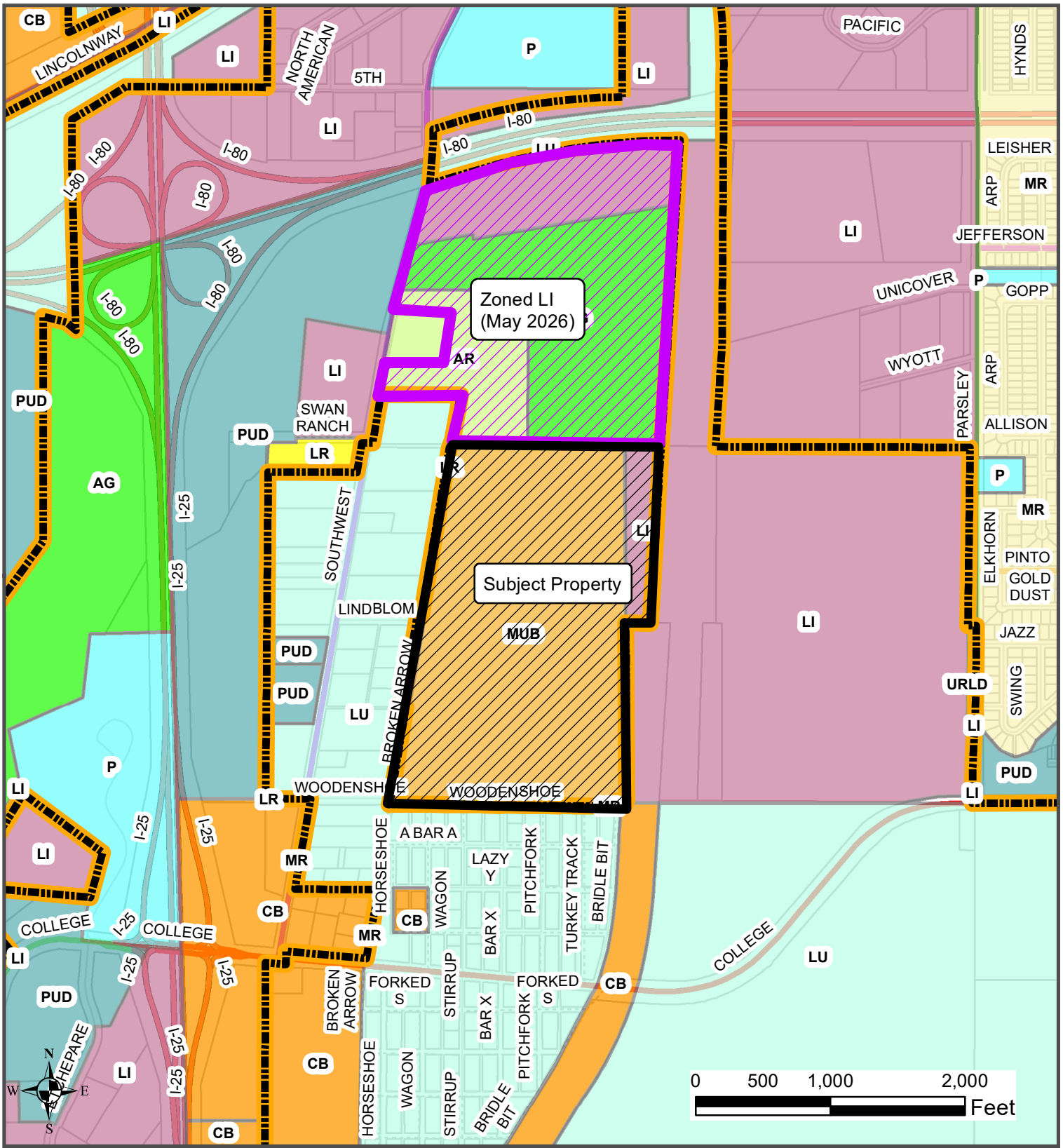
**STAFF RECOMMENDATION:**

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Staff recommends approval of the Resolution amending the Land Use Plan for land south of I-80 and east of Southwest Dr as shown in Exhibit A from Mixed-use Residential to Mixed-Use Employment.

**ATTACHMENTS:**

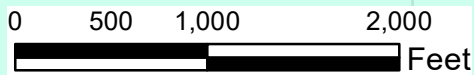
1. Zoning Map
2. Land Use Plan Map
3. Application
4. Exhibit A – Applicant-provided map of area to be amended.

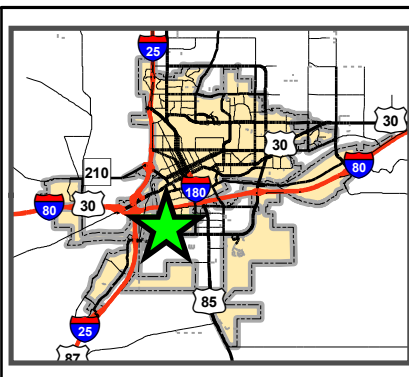
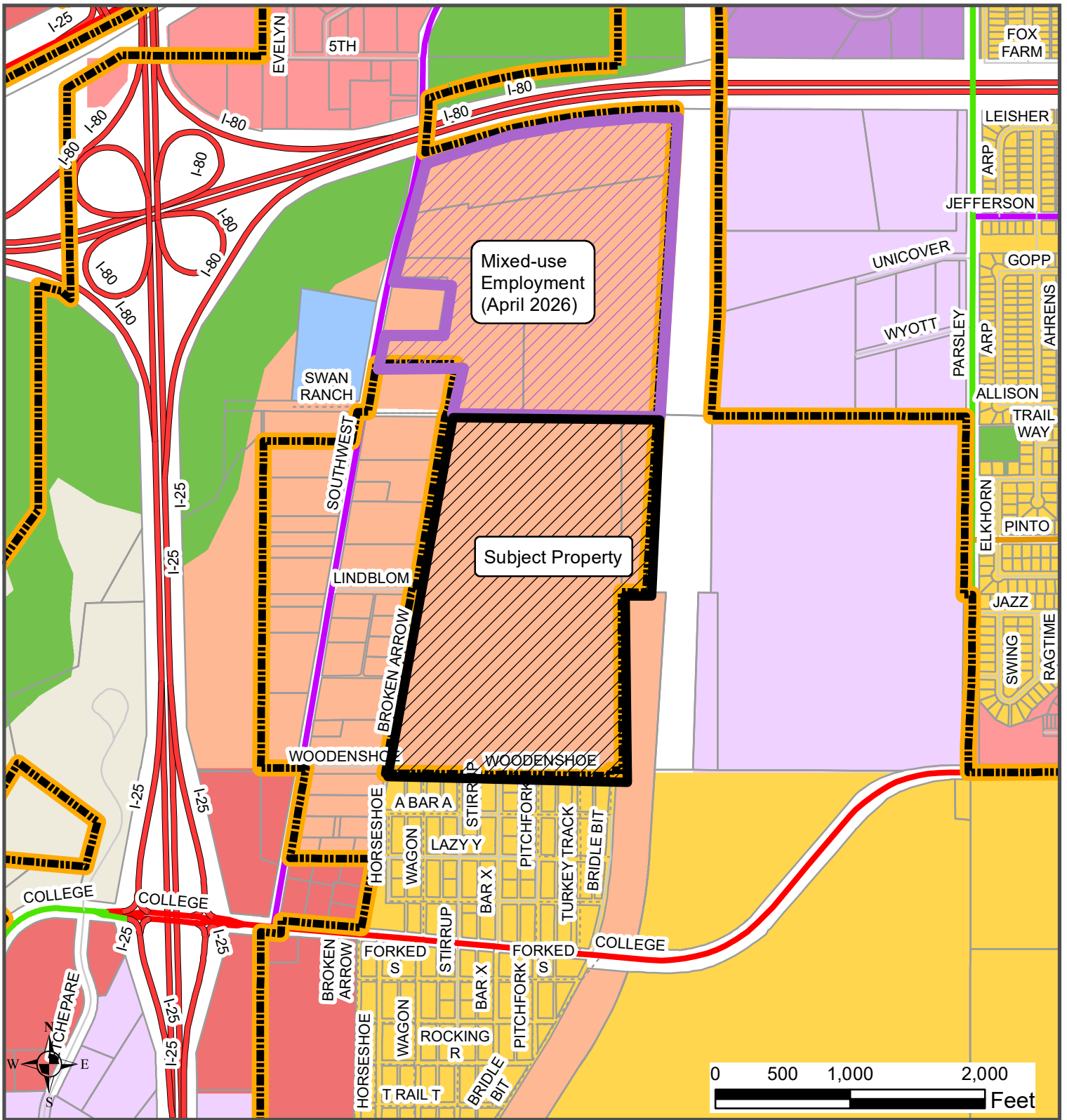


## Attachment 1: Zoning Map PUDC-26-76 and 111

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

Legend	
	Nov19_CityLimits
	Interstate
	Principal Arterial
	Minor Arterial
	Major Collector
	Minor Collector
	Local
	Private
	Platted not built
	HR / High Density Residential
	MR / Medium Density Residential
	LR / Low Density Residential
	NR-2 / Neighborhood Residential - Med. Density
	NR-3 / Neighborhood Residential - High Density
	AR / Agricultural Residential
	A-1 / Agricultural and Rural Residential
	A-2 / Agricultural
	AG / City Agricultural
	MUR / Mixed Use Residential Emphasis
	CBD / Central Business District
	CB / Community Business
	NB / Neighborhood Business
	MU / Mixed Use - County
	MUB / Mixed Use Business Emphasis
	MUE / Mixed Use Employment Emphasis
	HI / Heavy Industrial
	LI / Light Industrial
	P / Public
	AD / Airport District
	PUD / Planned Unit Development
	X / Exempt





## Attachment 2: Land Use Map PUDC-26-76 and 111

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Legend		
	CHEYENNE	Agricultural/Rural
	Interstate	Rural Residential
	Principal Arterial	Urban Transition Residential
	Minor Arterial	Urban Residential
	Major Collector	Mixed-Use Residential
	Minor Collector	Mixed-Use Commercial
	Local	Mixed-Use Employment
	Private	Industrial
	Platted not built	Central Business District
	Ownership	Community Business
		Public and Quasi-Public
		Military/Federal
		Open Space and Parks

C. Cheyenne, WY

May 22, 2026

### Record No: PUDC-26-111

Comprehensive Plan Amendment

Status: Active

Submitted On: 5/6/2026

### Primary Location

0 BROKEN ARROW RD  
Cheyenne, WY 82007

### Owner

GARRETT PROPERTIES LLC  
15 GLEN LAKE AVE OKATIE, SC 29909-4609

## Application

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

Project Name\* 

Cheyenne 98

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

Yes

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

No

## Review Criteria

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

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



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



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



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



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



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



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



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



### Certification

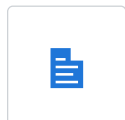
A resident of Cheyenne or the plan area of Laramie is required to submit an application for a comprehensive plan amendment.\*

I represent a resident of Cheyenne (or the plan area of Laramie County).

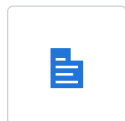
I hereby certify that I am the owner, applicant, or agent named herein and that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on this application and accompanying documents are true and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

Jackson Forest Klein  
May 6, 2026

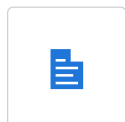
### Attachments



**Schedule Letter**  
26-111 Application Letter.pdf  
Uploaded by Seth Lloyd on May 13, 2026 at 8:21 AM

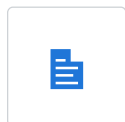


**Letter of Authorization**  
Lettter of Authorization.pdf  
Uploaded by Westside Property Investment Company, Inc. on May 6, 2026 at 7:54 AM



**Peition to change the Comprehensive Plan**  
Garret Properties Future Land Use Amendment.pdf  
Uploaded by Westside Property Investment Company, Inc. on May 6, 2026 at 7:55 AM

REQUIRED

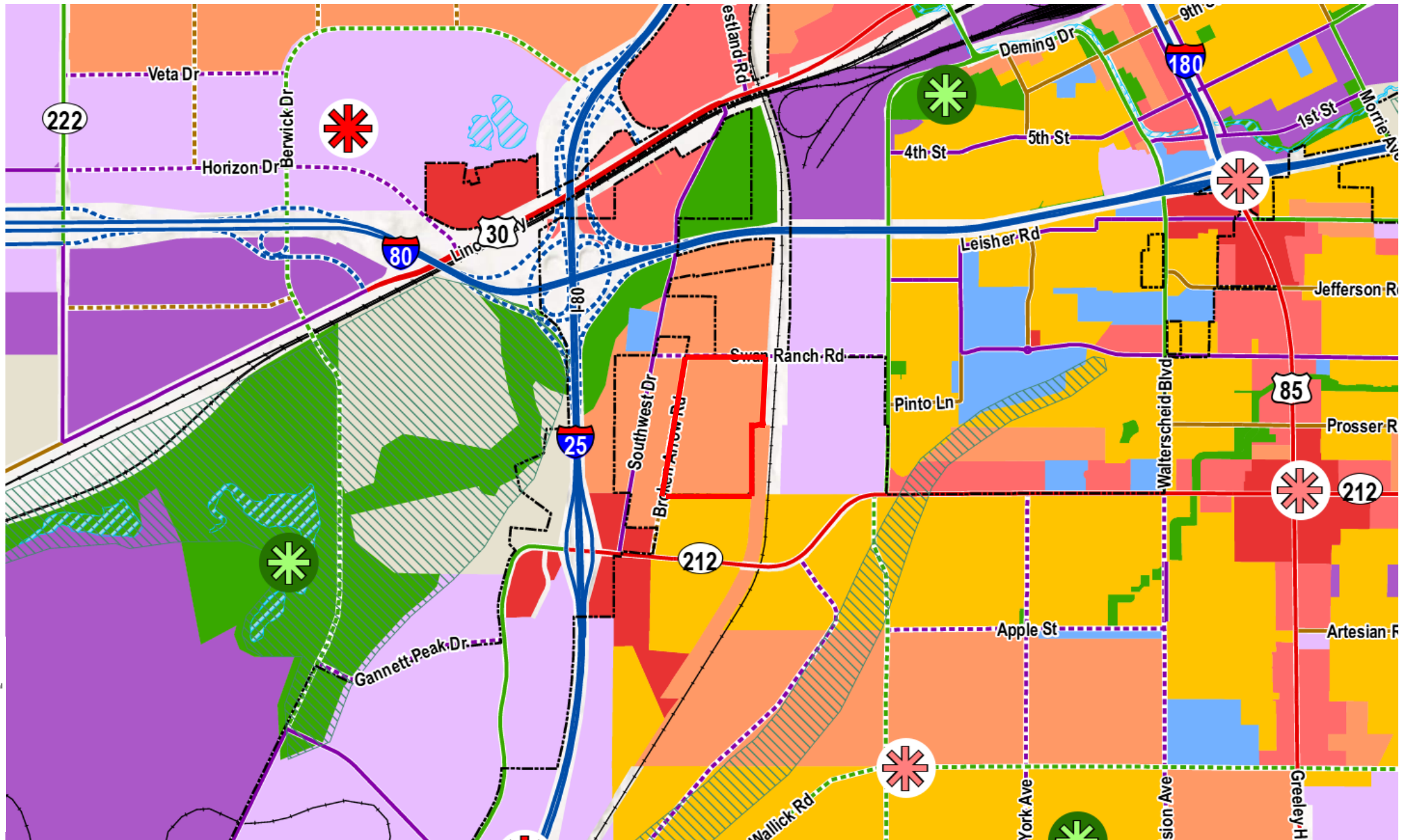


**Proposed Comprehensive Plan Amendment Map**  
Cheyenne 98 - CPA Map.pdf  
Uploaded by Westside Property Investment Company, Inc. on May 6, 2026 at 9:42 AM

REQUIRED

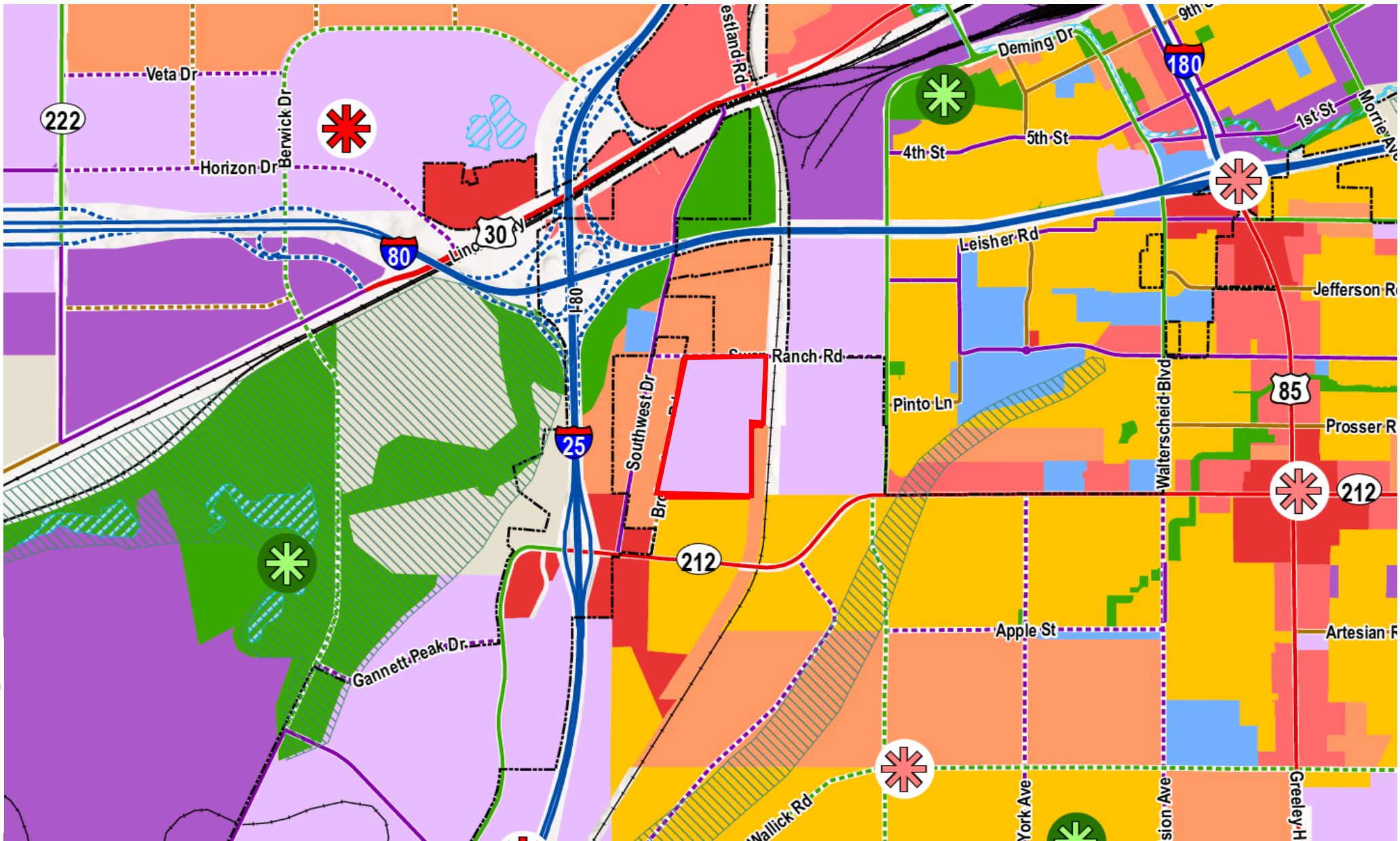
# Existing Land Use Designation – Mixed Use Residential

- Future Land Use**
- Agricultural/Rural
  - Rural Residential
  - Urban Transition Residential
  - Urban Residential
  - Mixed-Use Residential
  - Mixed-Use Commercial
  - Mixed-Use Employment
  - Industrial
  - Central Business District
  - Community Business
  - Public and Quasi-Public
  - Military/Federal
  - Open Space and Parks

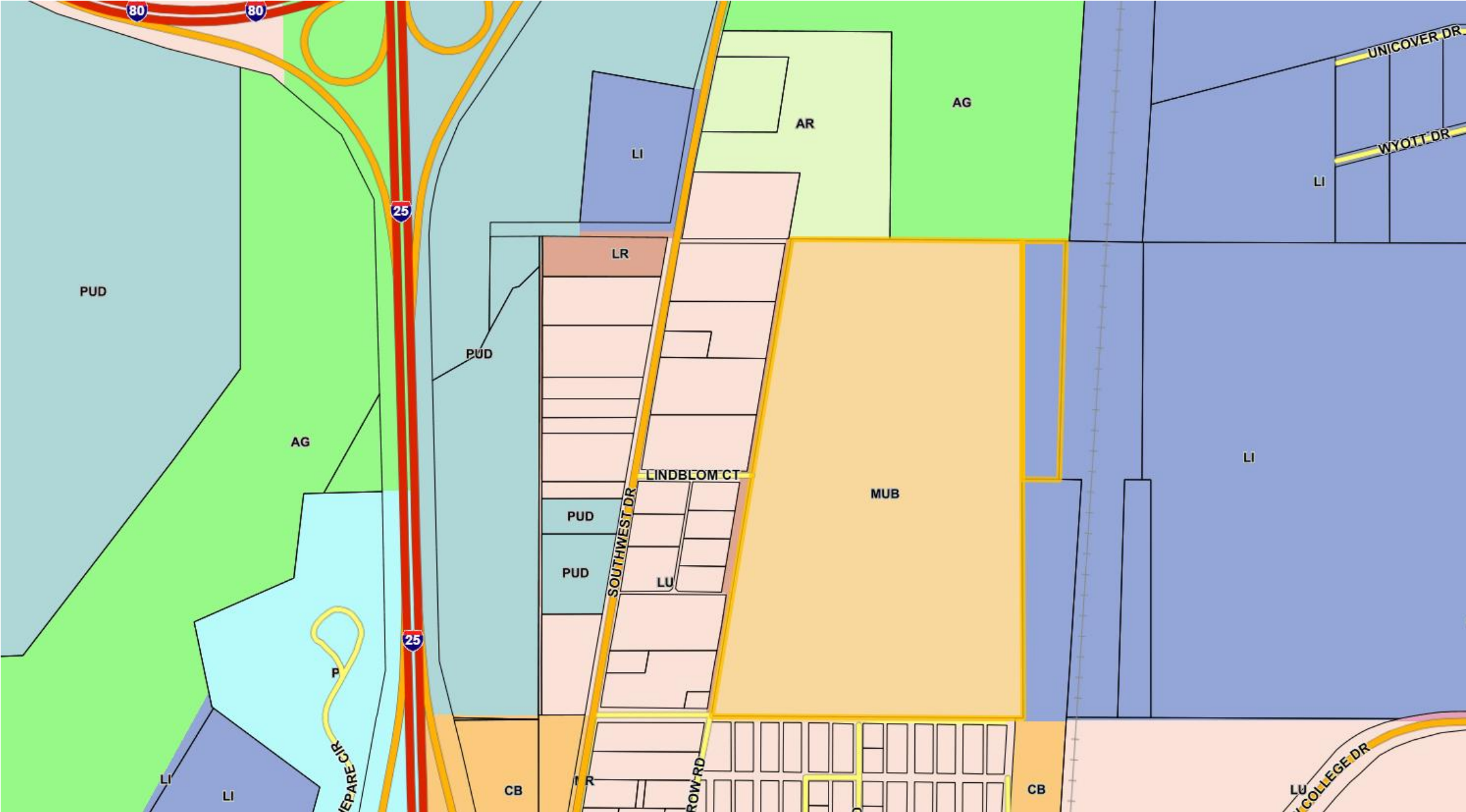


# Requested Future Land Use Designation – Mixed Use Employment

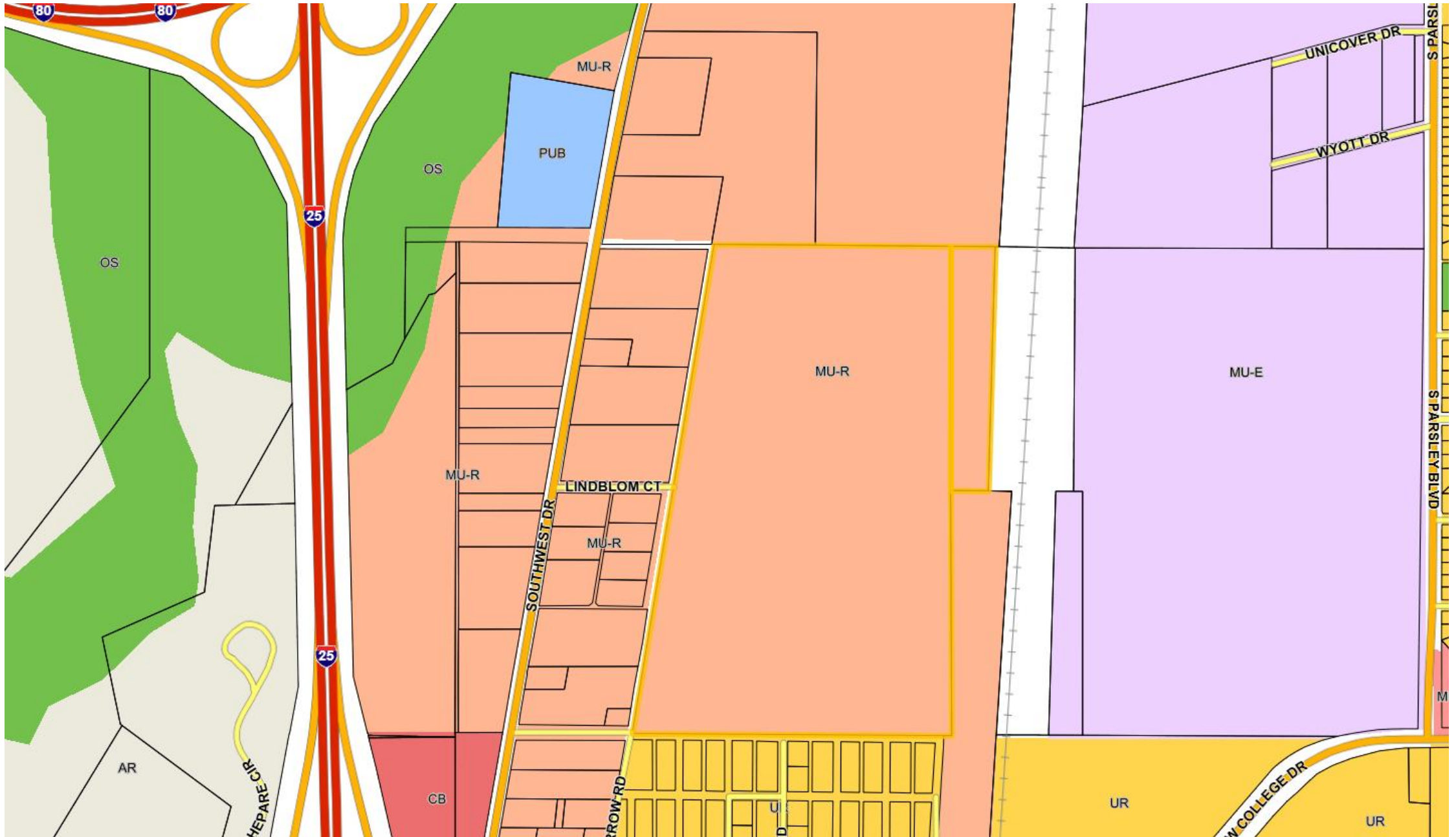
- Future Land Use**
- Agricultural/Rural
  - Rural Residential
  - Urban Transition Residential
  - Urban Residential
  - Mixed-Use Residential
  - Mixed-Use Commercial
  - Mixed-Use Employment
  - Industrial
  - Central Business District
  - Community Business
  - Public and Quasi-Public
  - Military/Federal
  - Open Space and Parks



# Zoning Map – Mixed Use Business and Light Industrial

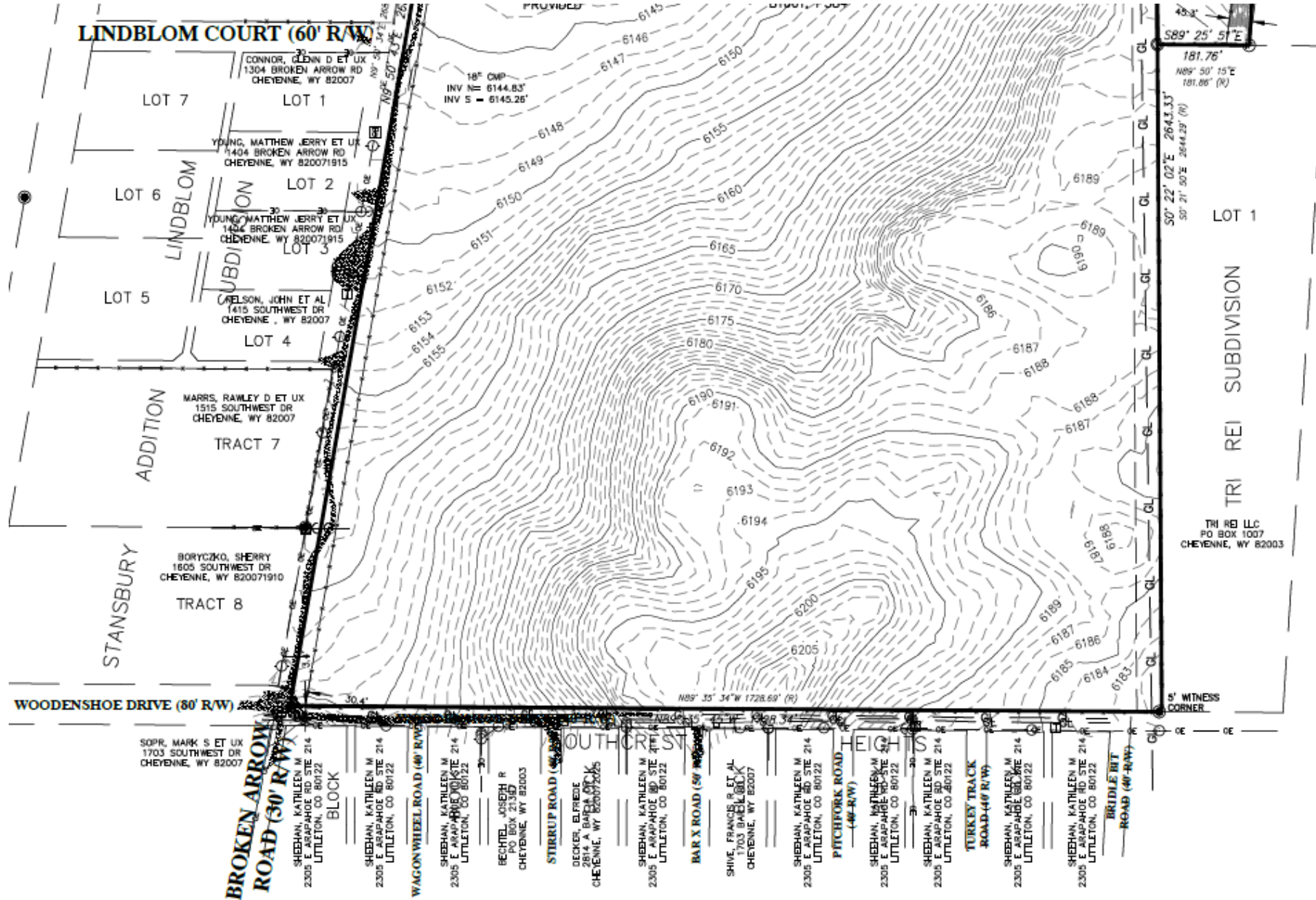


# Future Land Use Map - Current





# Surrounding Property Owners (South)



# Surrounding Roads

