



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: June 4, 2024

TITLE: PUBLIC HEARING regarding a Zone Change from AR – Agricultural Residential to LI– Light Industrial for the North 116 feet of Tracts 143 and 144, Sunnyside Addition, 5th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

AVI, P.C., on behalf of WC Investments, Inc., has submitted a Zone Change for 4919 Cheyenne Street. The application has been submitted for the purpose of changing the zone district from AR-Agricultural Residential to LI- Light Industrial to allow for an RV Storage Facility.

BACKGROUND

The subject property is assessed as Residential Land. This property is bordered by LI, PUD, MR, and MU zone districts. The existing Quonset building and well house will remain, the other buildings will be demoed. The facility's main entrance will be off Polk Avenue at the existing shared approach and the Cheyenne Street access will be abandoned.

Pertinent Statutes and Regulations include:

Wyoming State Statute: Section 34-12-101 through 34-12-115
Section 1-2-103 (b) governing zone district amendments
Section 1-2-104 governing public notice.
Section 4-2-108 governing Light Industrial zone districts (LI).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). These areas are intended to accommodate a mix of more intensive land uses than other areas.

PlanCheyenne identifies the area as Mixed-Use Commercial Activity Centers (MUC). This designation includes light industrial as a primary use.

Public Notice was provided as required per Section 1-2-104 with no comments received.

To grant a zone change, the Planning Commission must find one of three criteria listed in Section 1-2-103(b) of the LCLUR. The criteria are:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; *or*
- ii. That the original zoning classification given to the property was inappropriate or improper; *or*
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. and iii. is met by the type of development proposed and by meeting all of Planning's application criteria. Rezoning is unlikely to adversely impact the area.

Agency review comments were received, and the applicant addressed all comments. Staff finds that the application is consistent with the plans and policies of Laramie County.

On May 9, 2024, the Laramie County Planning Commission held a public hearing on this application. The Planning Commission voted (4-0) to recommend approval.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the requirements of section 1-2-103 (b) of the Laramie County Land Use Regulations for a zone map amendment.
- b. The proposed change in the zone district is in conformance with the requirements of section 4-2-108 of the Laramie County Land Use Regulations.

and based on having met the criteria outlined above, the Board of County Commissioners may approve a Zone Change from AR to LI for the North 116 Feet of Tracts 143 and 144, Sunnyside Addition, 5th Filing, and to adopt the findings of facts a and b of the staff report.

PROPOSED MOTION

I move to adopt the Zone Change from AR – Agricultural Residential to LI – Light Industrial for the North 116 feet of Tracts 143 and 144, Sunnyside Addition, 5th Filing, with no conditions, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

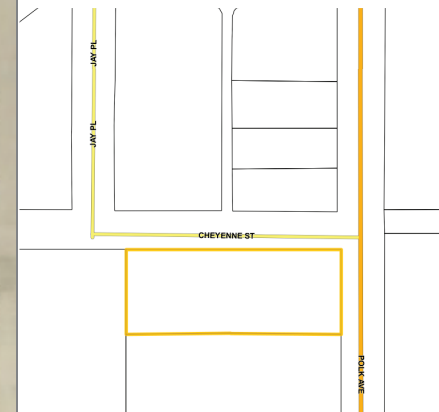
- Attachment 1: Project Map**
- Attachment 2: Agency Review Comments**
- Attachment 3: Pre-App Notes**
- Attachment 4: Project Narrative**
- Attachment 5: Resolution**
- Attachment 6: Zone Change Exhibit**



**Portion of Tracts
143 & 144,
Sunnyside Addition, 5th
Laramie County
Wyoming**

**Zone Change
PZ-24-00031**

**Agricultural Residential
to
Light Industrial**





LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

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.

Date: <u>9-14-23</u> Staff: <u>JA DP, BH, JM, CE, SCL</u> Property Owner: <u>WC Investment Inc</u>	
Project Description: <u>OUTDOOR STORAGE</u>	
Project Location/Address: <u>4919 CHEYENNE ST.</u> R #: <u>0019329</u>	
ATTENDEES/AGENTS/PARTIES	
Applicant <u>Doug Walker</u>	Phone <u>307 421 4265</u> Email <u>Walker Contracting 1@msn.com</u>
Other <u>Bead Ennows</u>	Phone _____ Email _____
Other _____	Phone _____ Email _____
APPLICATION TYPE(S)	
<input type="checkbox"/> Administrative Plat (Vacation? Y/N)	<input type="checkbox"/> Site Plan – For Records
<input type="checkbox"/> Appeal	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Board Approval	<input type="checkbox"/> Subdivision Permit & Plat
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Site Plan – Major	<input checked="" type="checkbox"/> Zone Change
<input type="checkbox"/> Site Plan - Minor	
GUIDANCE	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees: <u>\$500.00 Zone Change \$750.00 Site Plan</u>
<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	Plat / <u>Site Plan</u> / Plot Plan / Record of Survey / Preliminary Dev. Plan / <u>Zone Change Map</u> :
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Drainage Plans:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:



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<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 type="checkbox"/> Yes <input checked="" 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:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" 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>UPON CONSTRUCTION</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input checked="" type="checkbox"/> Yes <input 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>\$26.00 EACH x 2</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>ACTUAL COST</i>



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Miscellaneous Notes:

OUTDOOR STORAGE FOR RV AND BOATS.
FENCING WILL BE SOLID. QUANSET ^{SMALL} WILL REMAIN
ACCESS STAYS ON CHEYENNE ST. - NEED ACCESS PERMIT
AND POLK AVE. LABEL EASEMENT ON PLANS. TRE
ZONE CHANGE TO LI FROM AR. MAY DO SITE PLAN
FIRST, DEPENDING ON NUMBER OF SPACES CREATED.
SIDEWALK REQUIREMENTS WITH CITY CAN BE REVIEWED
SINCE GREENWAY IS ACROSS STREET, TREES ON POLK.
FENCE SETBACK - 25' FRONT; 5' SIDE ADJACENT TO STREET IF OVER 4'
NEED CHANGE OF ADDRESS FOR POLK AVE. ACCESS.



March 14, 2024
4776

Justin Arnold, Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: 4776 WALKER RV STORAGE SITE PLAN – PROJECT NARRATIVE, WAIVER REQUESTS

Dear Mr. Arnold,

AVI, P.C. on behalf of WC Investments, Inc is submitting a Zone Change for an RV Storage Park located at 4919 Cheyenne Street. The existing metal Quonset building and well house will remain, the other buildings will be demoed. The facility's main entrance will be off Polk Avenue at the existing shared approach. The zoning will be changed from AR to LI

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CR Johnson', is written over a light gray grid background.

Christie Johnson, PE

A.V.I. PROFESSIONAL CORPORATION

h:\4776_walker 5320 e pershing blvd\4776 project narrative.docx

AGENCY COMMENTS REVIEW #1

Permit Notes

Permit Number: PZ-24-00031

Parcel Number: 14662631600100

Submitted: 03/13/2024

Applicant: AVI PC
Owner: WC INVESTMENTS INC
Project Description: Zone Change from AR to LI

Site Address: UNKNOWN

Laramie County, WY 00000

Technically Complete: 03/14/2024

Approved: 03/29/2024

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
03/14/2024		Application	PZ-24-00031	GENERAL	A project narrative is needed for the zone change.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
03/14/2024		Application	PZ-24-00031	GENERAL	Application is complete and all documents received. Public Hearing dates will be Planning Commission on May 9, 2024 and BOCC on June 4, 2024.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
03/14/2024		Application	PZ-24-00031	GENERAL	No Comment	CHRISTOPHER.YANEY@LARAMIECOUNTYWY.GOV
03/15/2024		Application	PZ-24-00031	GENERAL	(No comments warranting response) 1. The area proposed for the zone change is designated 'Mixed-use Commercial' by the future land use map and is across the street from an area designated 'Industrial'. The 'Mixed-use Commercial' designation description includes "light industrial" as a Primary Use. Industrial uses and zoning is appropriate for areas designated 'Industrial' by the Future Land Use Map. 2. The area proposed for the zone change is adjacent to (City) LI zoning to the east and a PUD which apparently allows storage to the west (based on the existing land use).	SETH.LLOYD@LARAMIECOUNTYWY.GOV
03/15/2024		Application	PZ-24-00031	GENERAL	If the zone change map is revised for other comments, it would be nice if all the adjacent roadway names were labeled. However, I don't feel it is necessary to revise the map to add these labels if this is the only comment.	SCOTT.LARSON@LARAMIECOUNTYWY.GOV
03/16/2024		Application	PZ-24-00031	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTYWY.GOV
03/20/2024		Application	PZ-24-00031	GENERAL	as of 03/20/24 1st 1/2 2023 taxes are delinquent - 1st 1/2 was due 11/13/23 - 2nd 1/2 due 05/10/24	TAMMY.DEISCH@LARAMIECOUNTYWY.GOV

Permit Notes

03/26/2024	Workflow	PUBLIC WORKS GENERAL REVIEW		<ol style="list-style-type: none">1. No comments pertaining to the zone change.2. As stated previously in relation to this project and parcel, infrastructure upgrades along Cheyenne Street would be required with this development if the applicant intends to use Cheyenne Street in any way. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage.3. Depending on the submitted site plan, permit applications through Public Works may be required at the time of development.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
03/27/2024	Application	PZ-24-00031	GENERAL	no comment for zone change	LARAMIECOUNTYATTORNEY@LARAMIECOUNTY.WY.GOV

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM AR- AGRICULTURAL RESIDENTIAL TO LI – LIGHT INDUSTRIAL FOR THE
NORTH 116 FEET OF TRACT 143 AND 144, SUNNYSIDE ADDITION, 5TH FILING,
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 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-108 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:

- a. This application meets the requirements of section 1-2-103 (b) i. and iii. of the Laramie County Land Use Regulations for a zone map amendment.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-108 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from AR – Agricultural Residential to LI – Light Industrial for the North 116 feet of Tract 143 and 144, Sunnyside Addition, 5th Filing, Laramie County, WY, as shown on the attached Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2024.


LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

ATTEST:

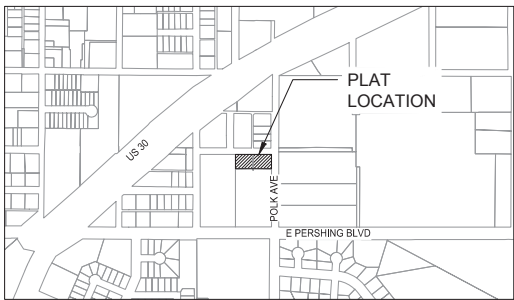
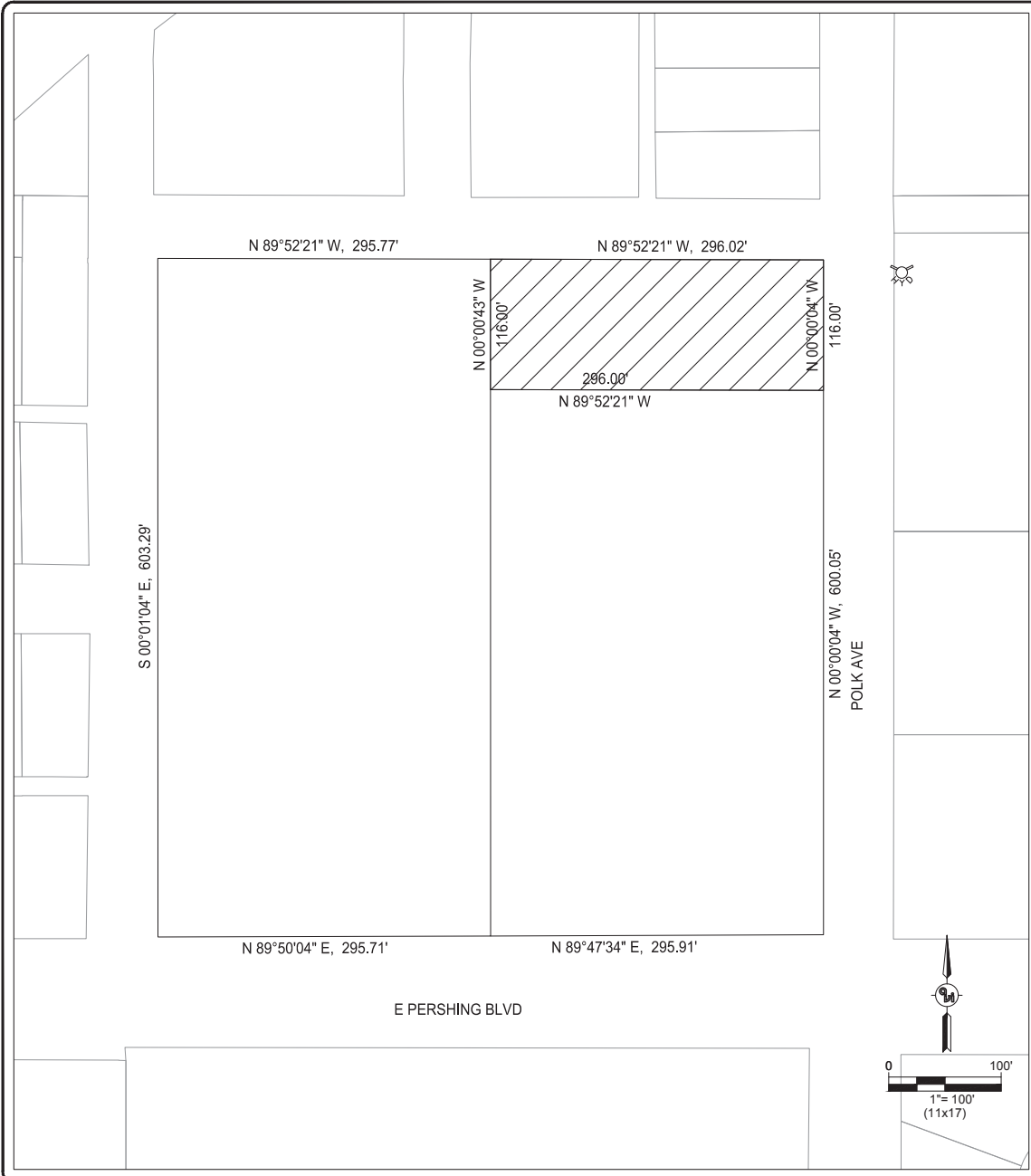
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

\\A\7\Walker\31561 Planning\31561\Drawings\31561\RV Zone Change.dwg, 1/16/2024 10:41:17 AM, DWG, 10:41:17 AM



VICINITY MAP
N.T.S

- NOTES:**
- EXISTING ZONING: AR
 - PROPOSED ZONING: LI
 - PROPOSED USE: COMMERCIAL
 - NEAREST FIRE HYDRANT: SHOWN ON MAP
 - NUMBER OF TRIPS PER DAY: TO BE DETERMINED

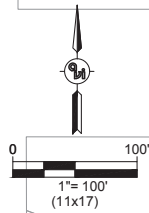
LEGEND

 PROPOSED ZONING LI

Exhibit 'A'

ZONE CHANGE FOR WALKER RV STORAGE

LOCATED AT 4919 CHEYENNE ST., 82009. ALTERNATIVELY, NORTH 116 FEET OF TRACTS 143 AND 144, SUNNYSIDE SUBDIVISION, 5TH FILING. ALSO BEING SITUATED IN A PORTION OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 26, T14N, R66W OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED MARCH 2024



NO.	REVISION	DATE

PREPARED FOR:
WC INVESTMENTS INC
 3325 POLK AVE
 CHEYENNE, WY, 82001

PROJECT:
WALKER RV STORAGE

DRAWING TITLE:
ZONE CHANGE MAP



397,637,6917
 1103 OLD TOWN LANE, SUITE 101
 CHEYENNE, WY 82009
 AV@AVP/C.COM

DATE PLOTTED:	Mar 08, 2024
DRAWN BY:	TG
DESIGNED BY:	
CHECKED BY:	BE
JOB NO.:	4776

DWG NO. **1** OF 1