



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planner

DATE: February 2nd, 2021

TITLE: PUBLIC HEARING regarding a Zone Change from LR - Low Density Residential to PUD – Planned Unit Development for “All-Around PUD” located on Tract 5, Mountain View Homes Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Wes Moody of 489 Barlow Canyon Rd, Lovell, WY, has submitted a Zone Change application for Tract 5, Mountain View Homes, located at 1310 Southwest Drive. The purpose of the application is to change the zone district from LR to PUD.

BACKGROUND

The subject property is 1.94 acres with a residence and associated structures on it. The property is bordered by the city to the west and commercial vacant and residential land uses to the south, east and north.

Pertinent Regulations

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

Section 4-2-112 of the 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.

PlanCheyenne contemplates MU-R uses for this property. The plan emphasizes a variety of residential types in these area as well as neighborhood friendly businesses. Supporting and complementary uses, including single-family residences, townhomes, apartments, retail establishments and office are encouraged. Residential densities vary depending on use and zoning.

The property is currently zoned LR with LR zoning to both the east and North and PUD zoning to the south and west.

Public notice was published, and neighbor notice letters were sent by certified mail. After review by all pertinent agencies, Planning Staff received comment from Cheyenne MPO regarding landscaping of the site. Landscaping will be addressed in the future if a commercial use/site plan is proposed on the property, but at this time it is not a requirement.

Section 1-2-103 (b) states that in order for Planning Commission to recommend approval, one of the following must be found:

- 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. is met by the conformance with the Laramie County Comprehensive Plan and PlanCheyenne with type of development.

A public hearing of this application was held on January 14th, 2021 by the Laramie County Planning Commission. No public comment was received. The Planning Commission voted 5 - 0 to recommend approval of the application to the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a. This application does meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) i. and iii. of the Laramie County Land Use Regulations
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

and that the Board approve a Zone Change from LR – Low Density Residential to PUD – Planned Unit Development for “All-Around PUD” located on Tract 5, Mountain View Homes Subdivision, Laramie County, WY.

PROPOSED MOTION

I move to approve a Zone Change from LR – Low Density Residential to PUD – Planned Unit Development for the “All-Around PUD” located on Tract 5, Mountain View Homes Subdivision, Laramie County, WY, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Proposed “All-Around PUD” Regulations**
- Attachment 7: Agency Review Comments**
- Attachment 8: Resolution Exhibit ‘A’ - Zone Change Map**
- Attachment 9: Resolution**

Laramie County, Wyoming



All-Around PUD
Tract 5
Mtn View Homes

Zone Change

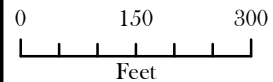
PZ-20-00332

Location Map

Subject Properties



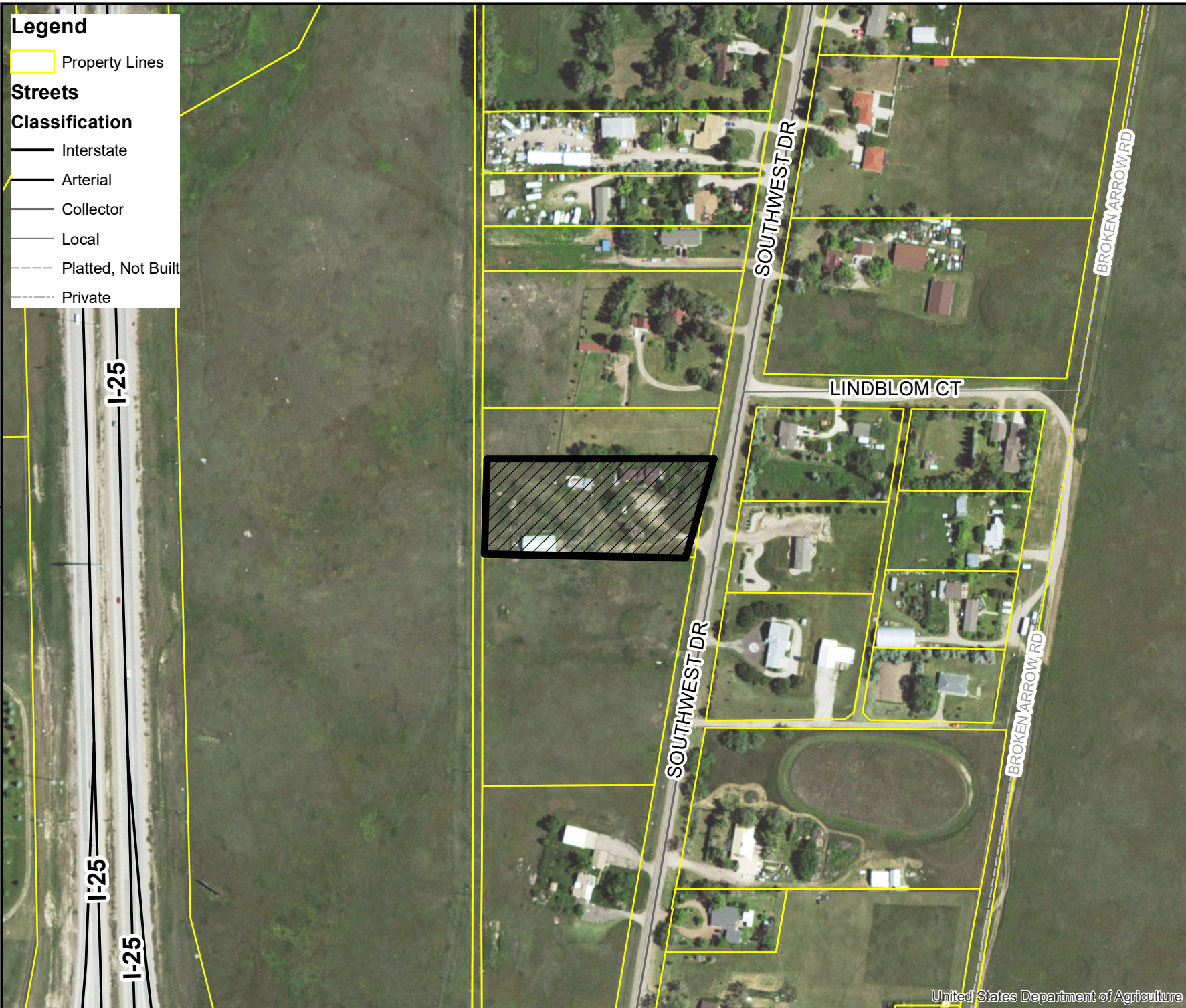
December 2020



United States Department of Agriculture

Legend

- Property Lines
- Streets**
- Classification**
- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Laramie County, Wyoming



All-Around PUD
Tract 5
Mtn View Homes

Zone Change

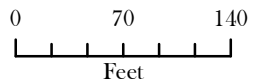
PZ-20-00332

Aerial Map

Subject Properties



December 2020



United States Department of Agriculture

Legend

Property Lines

Streets

Classification

- Interstate
- Arterial
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Laramie County, Wyoming



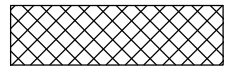
All-Around PUD

Zone Change

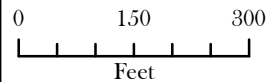
PZ-20-00332

Comprehensive Plan Map

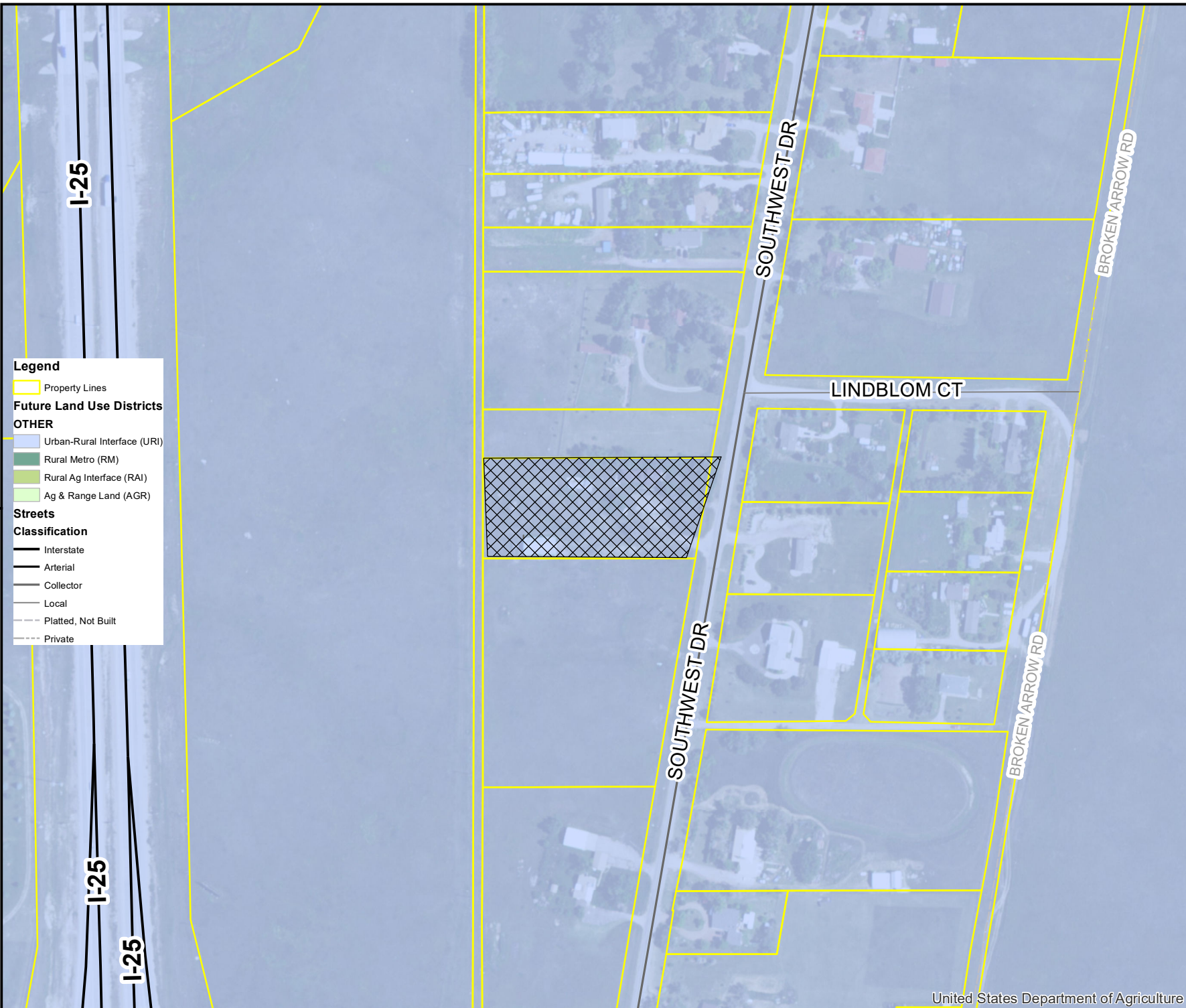
Subject Properties



January 2021



United States Department of Agriculture



Legend

- Property Lines

Future Land Use Districts

OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)

Streets

Classification

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Laramie County, Wyoming



All-Around PUD

Zone Change

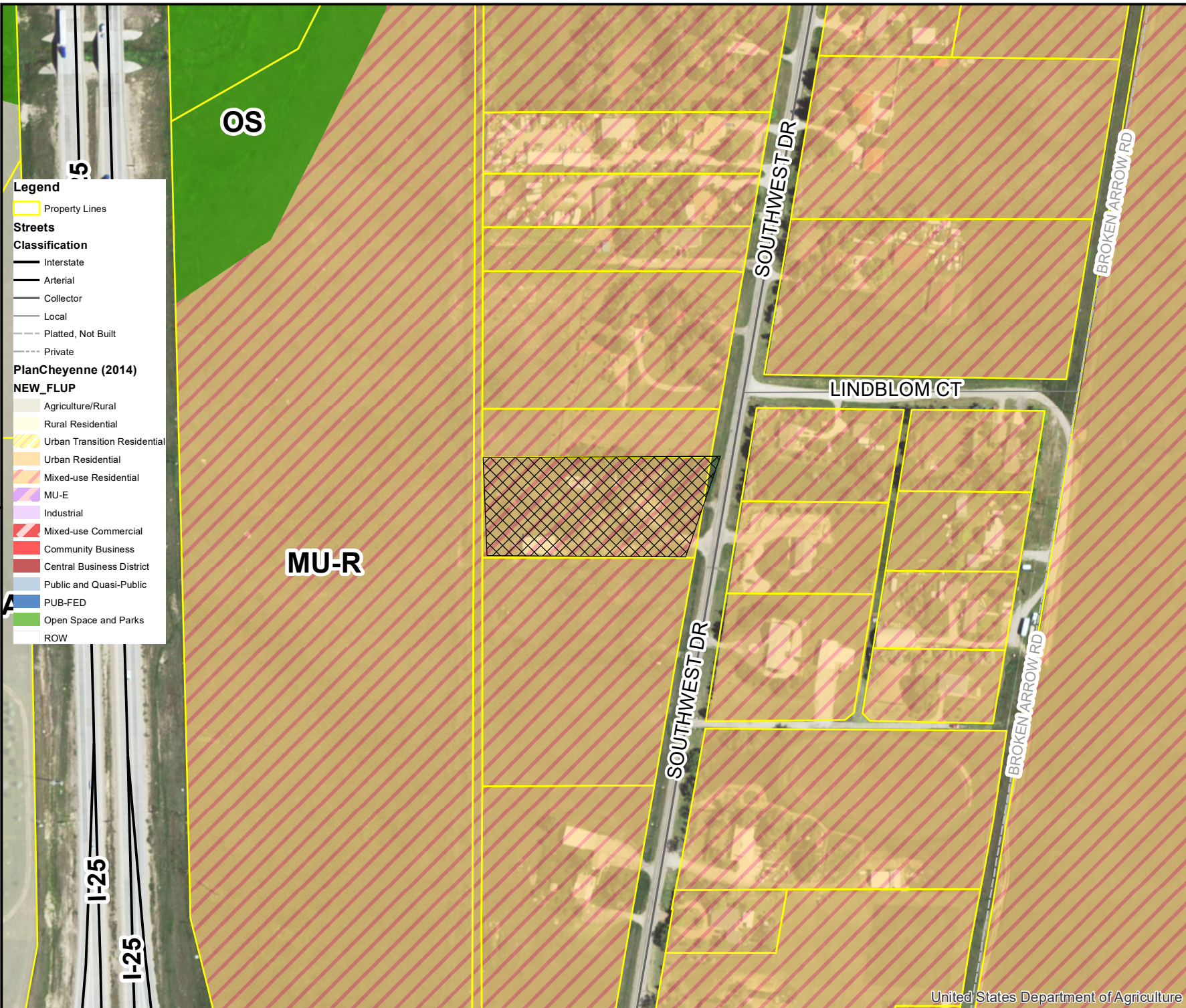
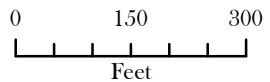
PZ-20-00332

PlanCheyenne Map

Subject Properties



January 2021



Legend

- Property Lines
- Streets**
- Classification**
 - Interstate
 - Arterial
 - Collector
 - Local
 - Platted, Not Built
 - Private
- PlanCheyenne (2014)**
- NEW_FLUP**
 - Agriculture/Rural
 - Rural Residential
 - Urban Transition Residential
 - Urban Residential
 - Mixed-use Residential
 - MU-E
 - Industrial
 - Mixed-use Commercial
 - Community Business
 - Central Business District
 - Public and Quasi-Public
 - PUB-FED
 - Open Space and Parks
 - ROW

United States Department of Agriculture

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Laramie County, Wyoming



All-Around PUD

Zone Change

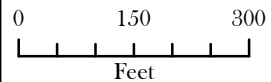
PZ-20-00332

Current Zoning Map

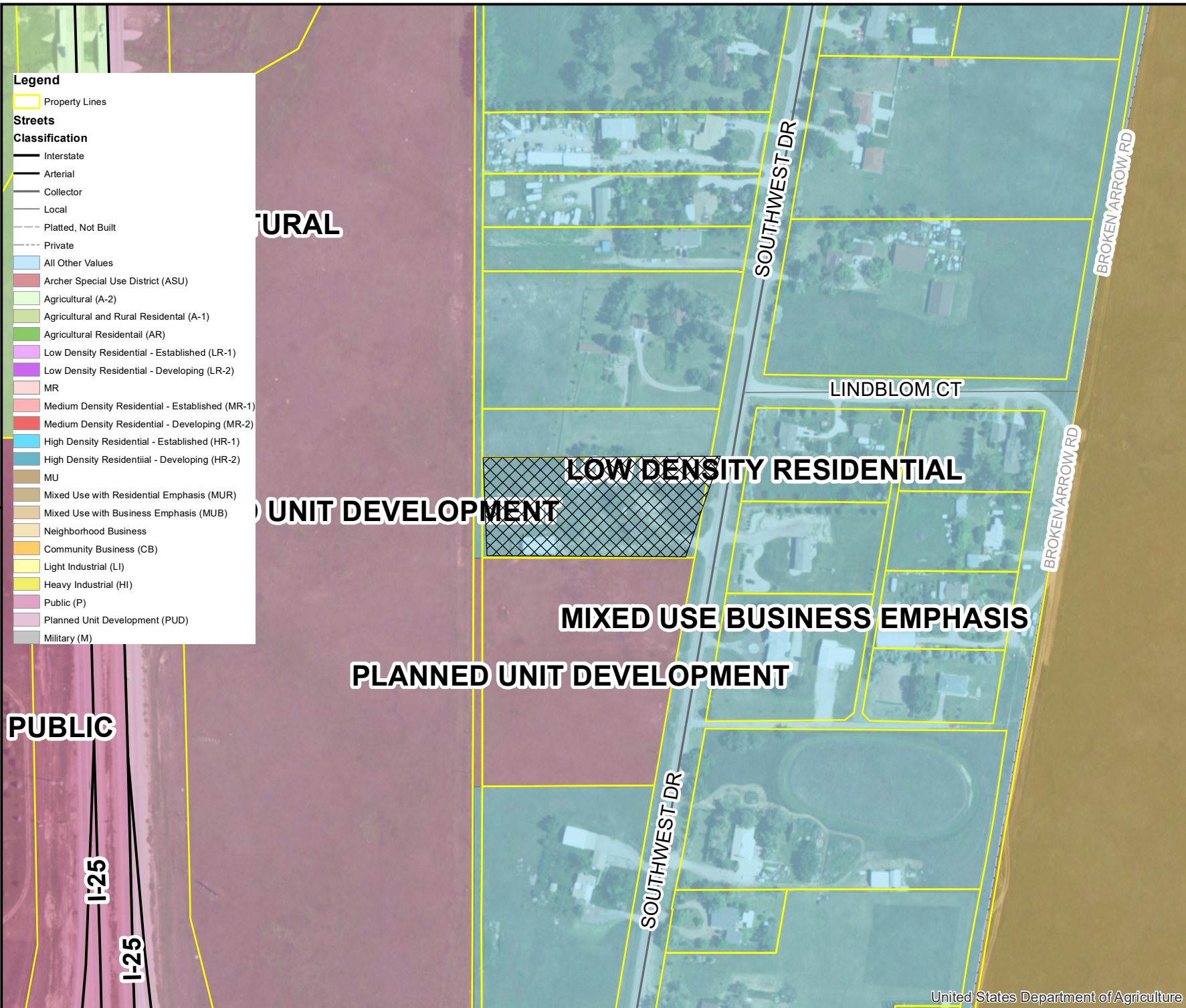
Subject Properties



January 2021



United States Department of Agriculture



Legend

Property Lines

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- All Other Values
- Archer Special Use District (ASU)
- Agricultural (A-2)
- Agricultural and Rural Residential (A-1)
- Agricultural Residential (AR)
- Low Density Residential - Established (LR-1)
- Low Density Residential - Developing (LR-2)
- MR
- Medium Density Residential - Established (MR-1)
- Medium Density Residential - Developing (MR-2)
- High Density Residential - Established (HR-1)
- High Density Residential - Developing (HR-2)
- MU
- Mixed Use with Residential Emphasis (MUR)
- Mixed Use with Business Emphasis (MUB)
- Neighborhood Business
- Community Business (CB)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public (P)
- Planned Unit Development (PUD)
- Military (M)

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RESOLUTION # _____

ENTITLED: A RESOLUTION APPROVING "ALL-AROUND PLANNED UNIT DEVELOPMENT" (PUD), A PUD ESTABLISHED FOR MOUNTAIN HOME ESTATES, TRACT 5, LARAMIE COUNTY, WY. AKA 1310 SOUTHWEST DR.

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 have previously adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Zone Change pursuant to section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for PUD -Planned Unit Development pursuant to section 4-2-112 of the Laramie County Land Use Regulations; and

WHEREAS, in accordance with Section 4-2-112 of the Laramie County Land Use Regulations governing Planned Unit Development Districts, the following standards shall govern the PUD:

1. The PUD shall be subject to all provisions of the most current adopted version of the Laramie County Land Use Regulations (LCLUR) except as established herein.
2. Where silent on any provision, the PUD shall follow the standards of Section 4-2-111 DISTRICT MU – MIXED USE of the LCLUR.
3. The PUD shall allow the following uses by right:
 - i. Single Family Residential
 - ii. Mixed-Use Commercial/Residential
 - iii. Home Occupations
 - iv. Churches, Temples or Other Places of Worship
 - v. Offices
 - vi. Retail Uses
 - vii. Storage Facilities or Yards
 - viii. Outdoor Storage in Association with an Approved Use
 - ix. Transportation Facilities
 - x. Retail Uses
 - xi. Warehousing and Wholesale Uses
 - xii. Any commercial, industrial, manufacturing, fabrication, or processing use, associated offices and accessory commercial activities which does not emit noxious noise, smoke, odor, or dust, which does not emit pollutants to the soil and is confined to a building.

4. The following uses may be permitted by the Board within the PUD:
- i. Family Child Care Homes
 - ii. Any use identified in LCLUR Section 4-2-111 as Permitted.
 - iii. Any use identified in LCLUR Section 4-2-111 as Uses Requiring Board Approval.
 - iv. Other uses similar to those permitted in this district.

NOW THEREFORE. BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in compliance with section 1-2-103(b) of the Laramie County Land Use Regulations.
- b. This application is in compliance with section 4-2-112 of the Laramie County Land Use Regulations.

and the Board approves the "ALL-AROUND PUD", for Mountain Home Estates, Tract 5, Laramie County, WY, as shown on Exhibit "A" attached.

PRESENTED, READ, PASSED, APPROVED AND ADOPTED this ___ day of _____ 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney

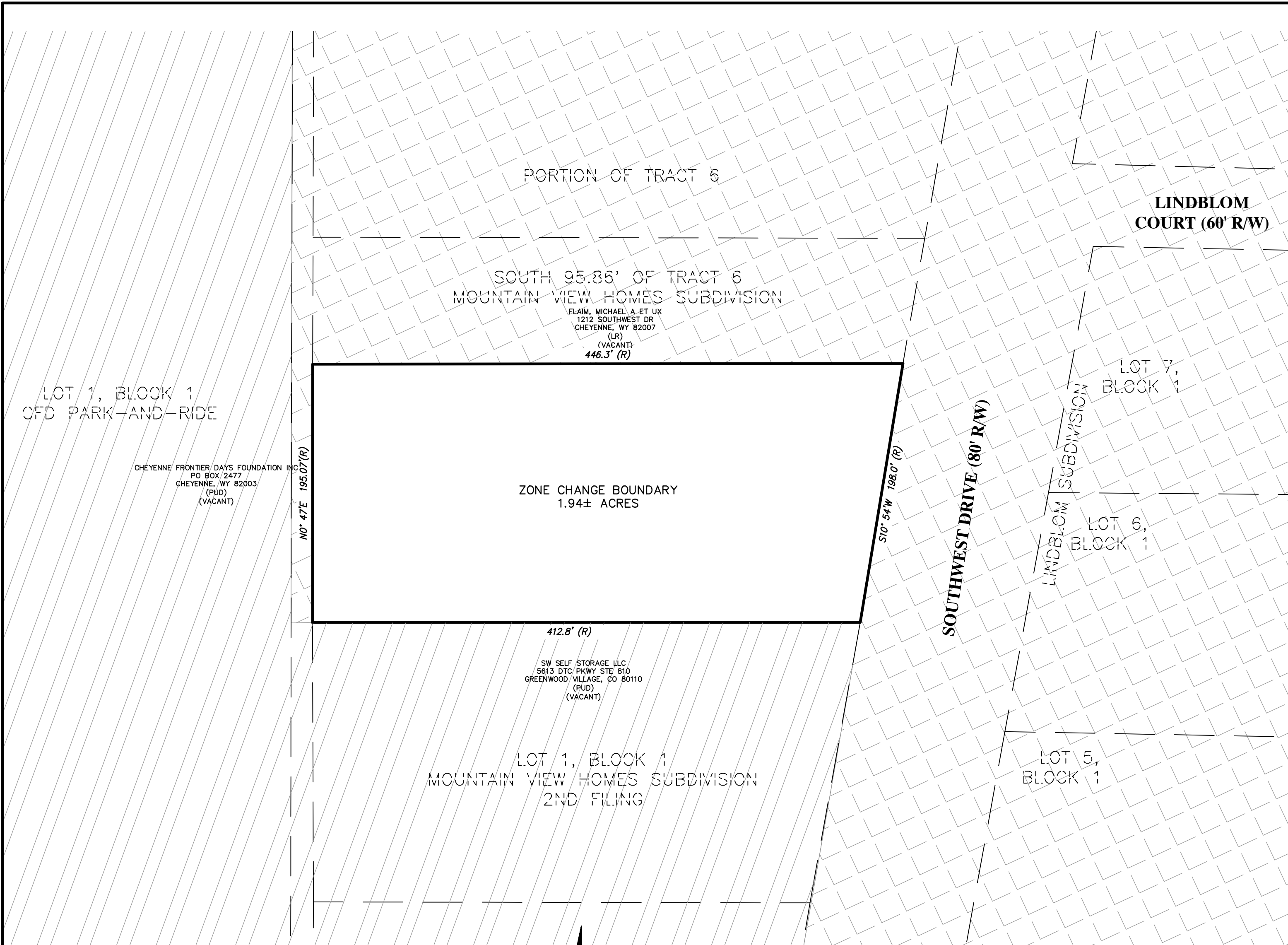
Cheyenne MPO: Cheyenne MPO, Christopher Yaney Comments Attached 12/23/2020
1. The Develop wishes to do a PUD. What special considerations are they providing as community benefits which makes this a PUD? They need to show what type of screening this site will provide. Prefer to see quality trees and bushes landscaping along Southwest Drive and show what screening will be done along the north, south and west side of this site.

AGENCIES WITH NO COMMENT

County Assessor
County Engineer
County Public Works Department
County Attorney
County Real Estate Office
Environmental Health
WYDOT
Combined Communications Center
Fire District No 1
Intraoffice: Planners, Cambia McCollom
Intraoffice: Planners, Marissa Pomerleau

AGENCIES WITH NO RESPONSE:

County Treasurer
County Conservation District
WY State Engineer's Office
Emergency Management
Sheriff's Office
Cheyenne Engineering Services
Cheyenne Planning
Cheyenne Urban Planning Office
Cheyenne Development Services



LEGEND

- (R) DENOTES RECORD DATA
- CURRENTLY MR ZONING
- CURRENTLY PUD ZONING

ZONING

- CURRENT = LR
- PROPOSED = PUD

LAND DESCRIPTION

TRACT 5
MOUNTAIN VIEW HOMES
SUBDIVISION
OWNER: WES MOODY

GENERAL INFORMATION

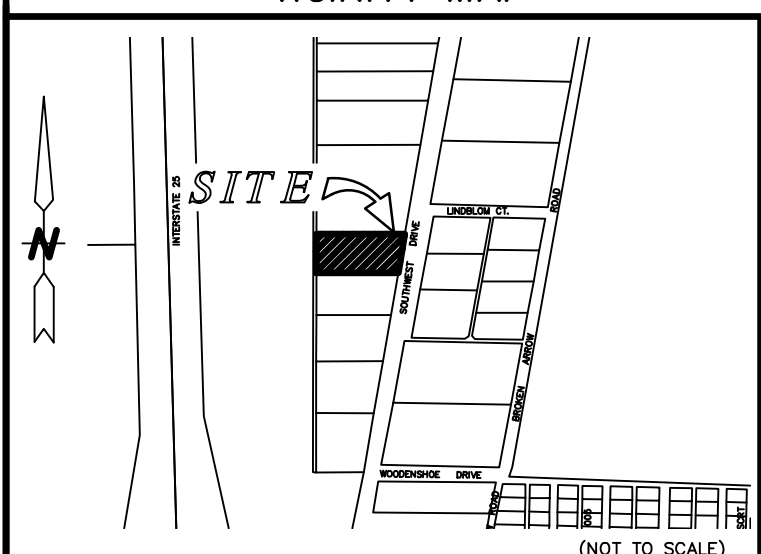
TOTAL SITE AREA : 1.94 ACRES (NET/GROSS)
EXISTING ZONE DISTRICT: LR
PROPOSED ZONE DISTRICT: PUD

"EXHIBIT A"
ZONE CHANGE MAP
for
ALL-AROUND PUD

TRACT 5,
MOUNTAIN VIEW HOMES SUBDIVISION,
LARAMIE COUNTY, WYOMING.

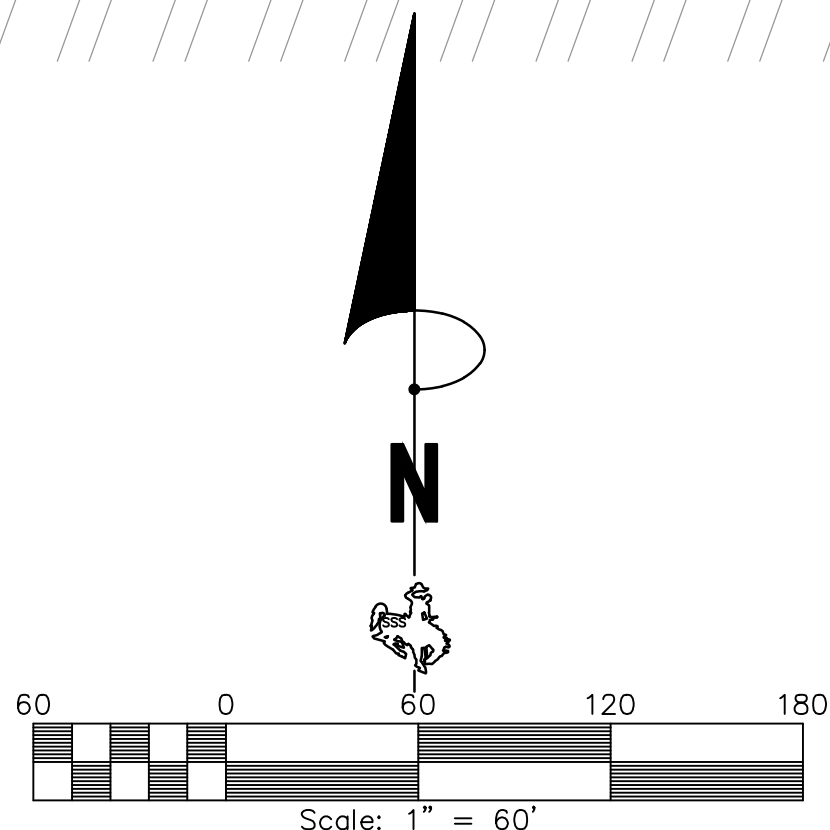
PREPARED NOVEMBER, 2020

VICINITY MAP



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 ◦ (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 ◦ (307) 322-9789
www.SteilSurvey.com ◦ info@SteilSurvey.com

REVISED: 12/1/2020
2020342 ZONE CHANGE.DWG
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RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM LR – LOW DENSITY RESIDENTIAL TO
PUD – PLANNED UNIT DEVELOPMENT FOR “ALL-AROUND PUD”,
LOCATED ON TRACT 5, MOUNTAIN VIEW HOMES SUBDIVISION,
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 4-2-112 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 criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from LR - Low Density Residential to PUD – Planned Unit Development for “All-Around PUD” located on Tract 5, Mountain View Homes Subdivision, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2021.

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