



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Nancy M. Trimble, Associate Planner

DATE: January 22, 2019

TITLE: Review and action of a Board Approval for Wild Horse Mobile Home Park, located in a portion of Tract 77, Allison Tracts, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

David Porter submitted an application on December 12, 2018 for Board Approval to allow for a 14-space mobile home park on a portion of the property addressed as 402 E Prosser Rd. A new access to the park from Prosser Road would facilitate assigning an address separate from the residence.

BACKGROUND

The 1.83-acre property contains a single-family residence and associated structures, and is surrounded by established mobile home parks, all of which are located in the MR – Medium Density Residential Zone District.

Pertinent Regulations

Section 1-2-100 of the 2011 Laramie County Land Use Regulations governing the Board Approval process.

Section 4-2-104 of the 2011 Laramie County Land Use Regulations, governing the MR – Medium Density Residential Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is 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. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas. Large lot, low density residential or intensive agricultural uses are generally less suitable.

This property is located within the South Cheyenne Water & Sewer District; it has been confirmed that water and sewer services are available, with project modeling required by the District.

PlanCheyenne designates this property as Urban Residential. Primary uses indicate a broader variety of residential types, including single-family residences, duplexes, patio homes, townhomes, condominiums, and apartments, located in established neighborhoods and newly developing neighborhoods within the Urban Service Boundary.

Per Section 4-2-104 of the 2011 Laramie County Land Use Regulations, the MR zone district requires Board Approval for uses similar to those permitted in the district. Similar uses in the Medium Density Residential district include duplexes/townhouses and multi-family residential. The existing mobile home parks in the area are considered legal non-conforming uses, as they were established prior to implementation of the Land Use Regulations.

Staff would like to note that Manufactured Housing Parks have specifically been designated as a Use Requiring Board Approval in the MR zone district in the 2019 Laramie County Land Use Regulations, which became effective on January 1, 2019, shortly after the submittal date of this application.

Section 1-2-100 (a) of the 2011 Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i.** The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii.** The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii.** There is no defined negative impact to the community.

The Board Approval application is to request approval of the proposed use only. Upon approval of the use, submittal of a Site Plan application is required. A preliminary layout map is attached for reference. Agency comments relating to the site plan shall be addressed by the applicant to ensure conformance with applicable development standards.

A development sign was posted and adjacent property owners were notified via certified mail. No public comments were received on the proposed development.

Staff finds this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the 2011 Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-104 of the 2011 Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

and that the Board approve the use for Wild Horse Mobile Home Park with no conditions.

PROPOSED MOTION

I move to grant Board Approval for Wild Horse Mobile Home Park, located in a portion of Tract 77, Allison Tracts, 2nd Filing, 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: Zoning Map**
- Attachment 6: Agency Review Comments**
- Attachment 7: Applicant Justification Letter**
- Attachment 8: Preliminary Layout Map**
- Attachment 9: Resolution**


Laramie County, Wyoming




**Wild Horse
MH Park
Board Approval**

PZ-18-00274









Location Map

 Subject Property

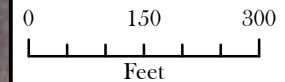
 Assessment Boundary

Streets

Classification

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private
-  Rail Road
-  Driveway

Printed on Dec 12, 2018



Cheyenne/Laramie County GIS Cooperative Program



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




Wild Horse
MH Park
Board Approval

PZ-18-00274









Aerial Map

 Subject Property

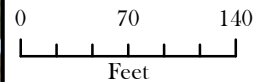
 Assessment Boundary

Streets

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Laramie County, Wyoming







**Wild Horse
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PZ-18-00274


Comp Plan Map

Future Land Use Districts

OTHER









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

 Subject Property

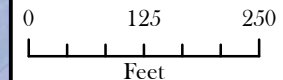
 Assessment Boundary

Streets

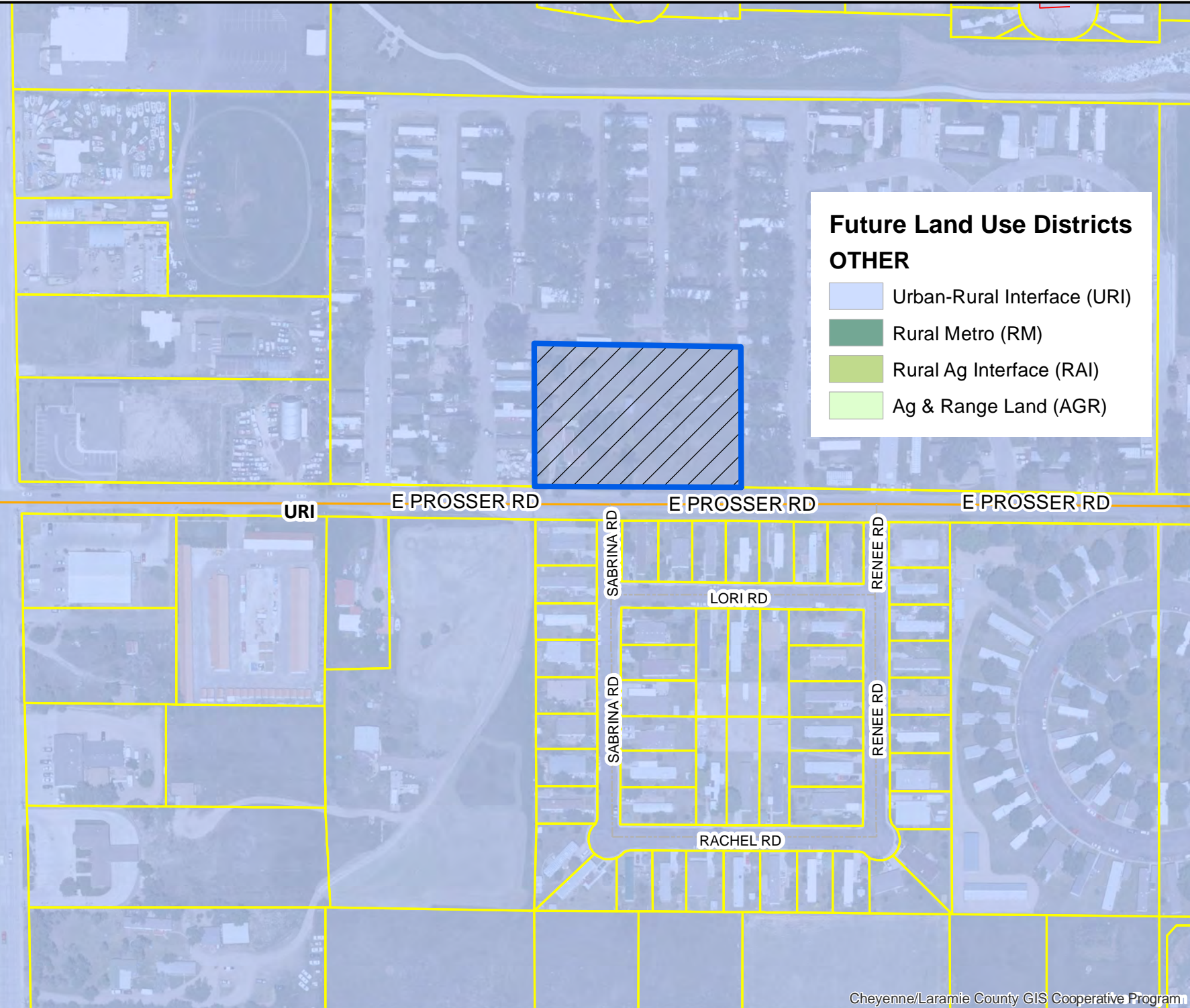
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Laramie County, Wyoming



Wild Horse MH Park Board Approval

PZ-18-00274

PlanCheyenne

PlanCheyenne (2014)
NEW_FLUP

[Light Green]	Agriculture/Rural
[Light Yellow]	Rural Residential
[Yellow with diagonal lines]	Urban Transition Residential
[Orange]	Urban Residential
[Pink]	Mixed-use Residential
[Purple]	MU-E
[Light Blue]	Industrial
[Red with diagonal lines]	Mixed-use Commercial
[Red]	Community Business
[Dark Red]	Central Business District
[Light Blue]	Public and Quasi-Public
[Blue]	PUB-FED
[Green]	Open Space and Parks
[White]	ROW

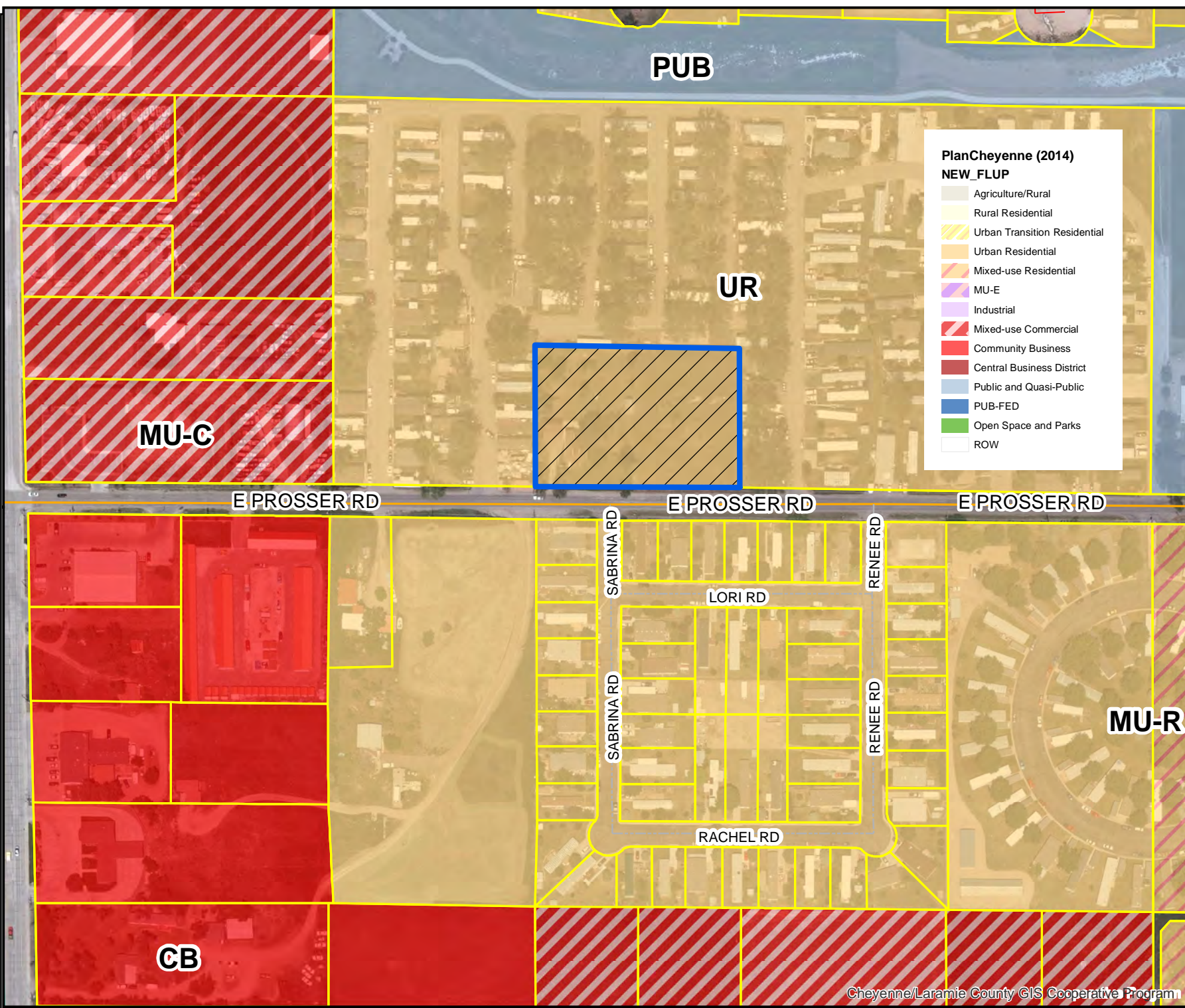
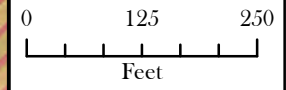
Subject Property

Assessment Boundary

Streets Classification

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Laramie County, Wyoming




Wild Horse MH Park Board Approval

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Current Zone Map MR Zone District

 Subject Property

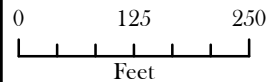
 Assessment Boundary























Streets

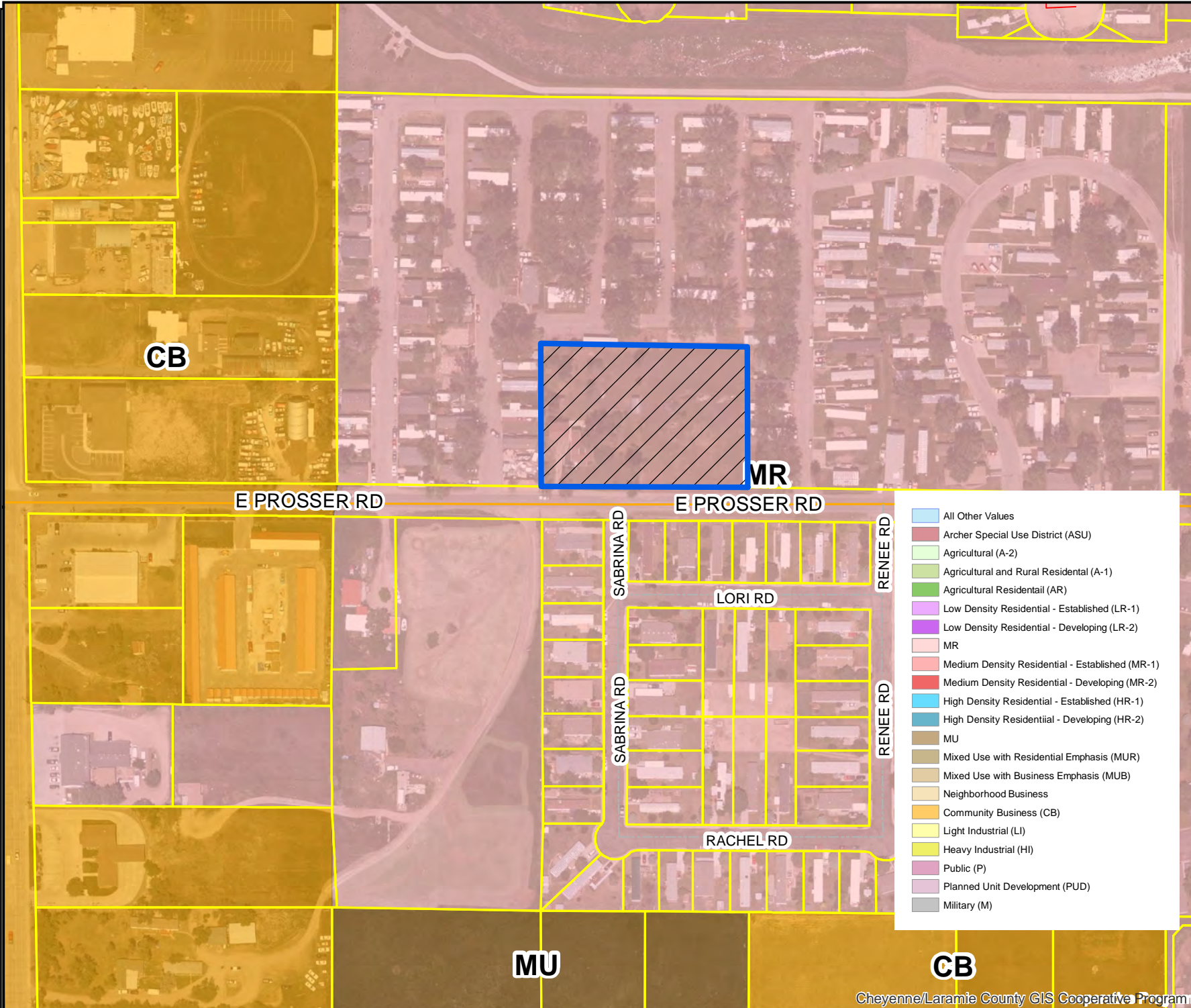
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	All Other Values
	Archer Special Use District (ASU)
	Agricultural (A-2)
	Agricultural and Rural Residential (A-1)
	Agricultural Residential (AR)
	Low Density Residential - Established (LR-1)
	Low Density Residential - Developing (LR-2)
	MR
	Medium 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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County Assessor: Clarice Blanton COMMENTS ATTACHED 12/19/2018

The developer may want to consider a plat versus site plan as the existing home will be assessed Commercial along with the mobile home park.

County Engineer: Scott Larson COMMENTS ATTACHED 12/27/2018

A detailed Drainage Study will be required with the Site Plan application. A Traffic Study will most likely be required with the Site Plan application as well.

County Public Works Department: David Bumann COMMENTS ATTACHED

12/27/2018

Additional topography should be submitted to account for drainage patterns, both pre and post development.

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 12/26/2018

Meet the IFC 2015

1) Section 503 Fire Apparatus Access Roads. Measurements to include parked vehicles, and hammer head turnaround shall include "NO PARKING" and "FIRE LANE" signage due to multiple other areas in Fire District #1 and blocked turnaround hammer head designs.

2) Section 505 Premises identification, reequipment 4" tall and not less than 1/2" width.

3) Section 507 Fire Protection Water Supplies, 507.5.1 required No more than 400'. No exceptions for fire hydrants with Group R designation shall be approved by Fire District #1.

CenturyLink: Darrin Klawon COMMENTS ATTACHED 12/17/2018

There will be a cost to place new facilities to trailers.

South Cheyenne Water & Sewer: Dena Hansen COMMENTS ATTACHED 12/19/2018

Water and sewer available for project. Need to have project modeled by District engineer. Please contact South Cheyenne Water and Sewer office for plan submittals and fee schedules for development.

Planners: Nancy Trimble COMMENTS ATTACHED 01/03/2019

Upon approval of the use by the Board, a Site Plan Application submittal is required, and shall meet the requirements of Sections 2-2-133 (Site Plans) and 2-2-134 (Landscaping) of the 2019 Laramie County Land Use Regulations.

Building Dept.: Cambia McCollom COMMENTS ATTACHED 12/26/2018

The Preliminary Site Plan only shows a portion of the property. It would be wise to include the full extent of the property as well as ties to the property corners when planning out this site. Things have a way of shifting over time.

As Wild Horse Mobile Home Park would have a separate access off of E Prosser Rd, then a separate address from the residence of 402 E Prosser Rd would be appropriate.

Agencies responding with No Comment : Combined Communications Center.

Agencies not responding : Cheyenne MPO, Cheyenne Urban Planning Office, Cheyenne Development Services, County Real Estate Office, County Treasurer, Laramie County School District No. 1, US Post Office, Emergency Management, Sheriff's Office, Black Hills Energy, Cheyenne Engineering Services, South Cheyenne Community Development.

Wild Horse mobile home park

December 12, 2018

Laramie County Planning and Developing Office

3966Archer Parkway

Cheyenne Wy 82009

3076334303

InRe: Board Approval 402E Prosser rd Cheyenne Wy 82003

To whom it may concern:

Thank you for considering my board approval application. This approval is necessary to proceed with the development of the park.

- i. Propose use is similar to the existing surrounding development/uses.
- ii. Proposed use is similar to the single family and multi-family uses permitted in the MR density zone district.
- iii. The proposed development will meet all requirements and policies of Laramie County. All existing conditions are in conformance of the current policies and regulations.
- iv. There will be no negative impact by this proposed development, due to the similar nature of the prospect aesthetic value compared to the surrounding areas are as same.

Thank You,
David Porter



**BOARD APPROVAL
FOR
WILDHORSE MOBILE HOME PARK**

402 PROSSER ROAD ALSO
BEING SITUATED IN PORTIONS OF SECTION 8,
TOWNSHIP 13 NORTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
LARAMIE COUNTY, WYOMING
PREPARED DECEMBER 2018

PROJECT:	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
	REVISION																
	DATE																
PROJECT:	WILDHORSE MOBILE HOME PARK																
	BOARD APPROVAL																
	DRAWING TITLE																
201 EAST 68TH 100 OLD TOWN LANE SUITE 101 CHEYENNE, WY 82009 AVI@AVPINC.COM																	
DATE:	Dec 04, 2018																
DRAWN BY:																	
DESIGNED BY:																	
CHECKED BY:																	
JOB NO.:																	
DRAWING NO.	1 OF 1																

PREPARED FOR:

RESOLUTION # _____

A RESOLUTION FOR BOARD APPROVAL FOR WILD HORSE MOBILE HOME PARK, LOCATED IN A PORTION OF TRACT 77, ALLISON TRACTS, 2ND FILING, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §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 2011 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to section 1-2-100 of the 2011 Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 4-2-104 governing the MR – Medium Density Residential Zone 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 meets the criteria for Board Approval pursuant to section 1-2-100(a) of the 2011 Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-104 of the 2011 Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

And the Board approves the use for Wild Horse Mobile Home Park, located in a portion of Tract 77, Allison Tracts, 2nd Filing, Laramie County, WY.

PRESENTED, READ, PASSED, this _____ day of _____, 2019.



LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney