



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Kelly Schroeder, Planner

DATE: February 15, 2022

TITLE: PUBLIC HEARING regarding a Zone Change from A1 – Agricultural and Rural Residential to PUD – Planned Unit Development for the SW1/4 of Tract 13, Crestmoor Addition (except that portion of Hwy 212 R/W), Laramie County, WY.

EXECUTIVE SUMMARY

Palma Land Planning, on behalf of Inman Roofing, Inc., has submitted a Zone Change application for the SW1/4 of Tract 13, Crestmoor Addition (except that portion of Hwy 212 R/W), located at 4014 Welchester Dr. The purpose of the application is to change the zone district from A1 – Agricultural and Rural Residential to PUD – Planned Unit Development to allow the existing commercial and residential uses to remain.

BACKGROUND

The subject property is 2.01 acres and contains commercial and residential structures.

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 Urban Transition Residential uses for this property. Primary uses include lower density single and multi-family residences. Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public or civic uses, are encouraged.

The property is currently zoned A1 and is adjacent to residential lots of varying size zoned A1 on all sides. The commercial use on the property has existed for many years and has been grandfathered in despite its nonconformity to the regulations governing the A1 zone district. Other commercial and small business uses are present in the surrounding area.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments pertained to minor edits needed for the PUD regulations. The agent for the applicant submitted a revised copy of the PUD regulations on January 19, 2022 that addressed all agency comments.

Section 1-2-103 (b) states that in order for the 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.

Section 4-2-112 (a) states that a Planned Unit Development designation is appropriate when at least one of the following is incorporated:

- i. Development of compatible land uses that provides private and common spaces for recreation, circulation, or open space.
- ii. Conservation of natural features or development of desirable amenities.
- iii. Creation of areas for mixed uses not ordinarily permitted together in other districts that are of benefit to the development and that are so designed as to prevent negative impacts to the surrounding areas. Industrial uses may be developed with other uses when the negative impacts are proven to be mitigated.

- iv. Creation of large areas for a wide variety of commercial or industrial uses such as shopping centers and their associated developments so that these uses can benefit from combined planning standards.

Criteria iii is met through the provisions of the proposed regulations for this PUD that intend to create a mixed-use environment on the subject property.

The Laramie County Planning Commission held a public hearing of this application on January 27, 2022. There was no public comment at the meeting.

Per Section 1-2-103 (b) of the Laramie County Land Use Regulations, the Planning Commission must find at least one of three criteria in order to recommend approval of the zone change. The Planning Commission found that the application met criteria i. and iii, and recommended approval of the zone change request to the Board with a unanimous vote of 4 - 0.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommended, and the Planning Commission agrees, the Board find that:

- a. This application 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 (a) iii. of the Laramie County Land Use Regulations.

and that the Board approve a Zone Change from A1 – Agricultural and Rural Residential to PUD – Planned Unit Development to the Laramie County Board of Commissioners for the SW1/4 of Tract 13, Crestmoor Addition (except that portion of Hwy 212 R/W), Laramie County, WY as shown on the attached Exhibit A – Zone Change Map.

PROPOSED MOTION

I move to approve a Zone Change A1 – Agricultural and Rural Residential to PUD – Planned Unit Development for the SW1/4 of Tract 13, Crestmoor Addition (except that portion of Hwy 212 R/W), 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: Agency Review Comments**
- Attachment 7: Resolution**
- Attachment 8: Resolution Exhibit A - Zone Change Map**

Laramie County, Wyoming



Inman PUD

Zone Change

PZ-21-00356

Location Map

Subject
Property



December 2021



0 150 300
Feet

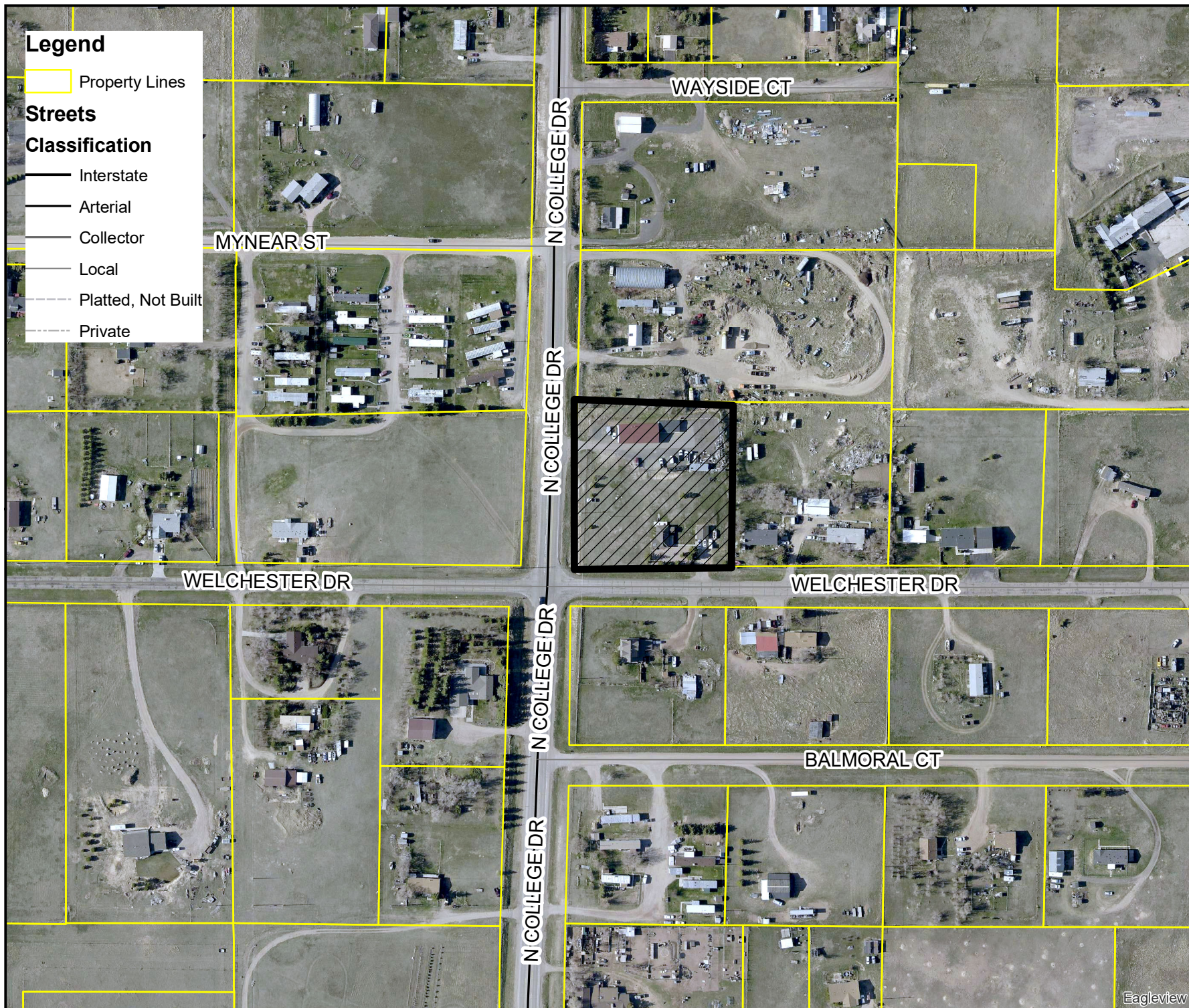
Legend

Property Lines

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private









Eagleview

Legend

 Property Lines

Streets

Classification

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private

Laramie County, Wyoming



Inman PUD

Zone Change

PZ-21-00356

Aerial Map

Subject
Property



December 2021



0 40 80
Feet

N COLLEGE DR

WELCHESTER DR

WELCHESTER DR

Eagleview

Laramie County, Wyoming



Inman PUD

Zone Change

PZ-21-00356

Comprehensive
Plan Map

Subject
Property



December 2021



0 150 300
Feet

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

Interstate

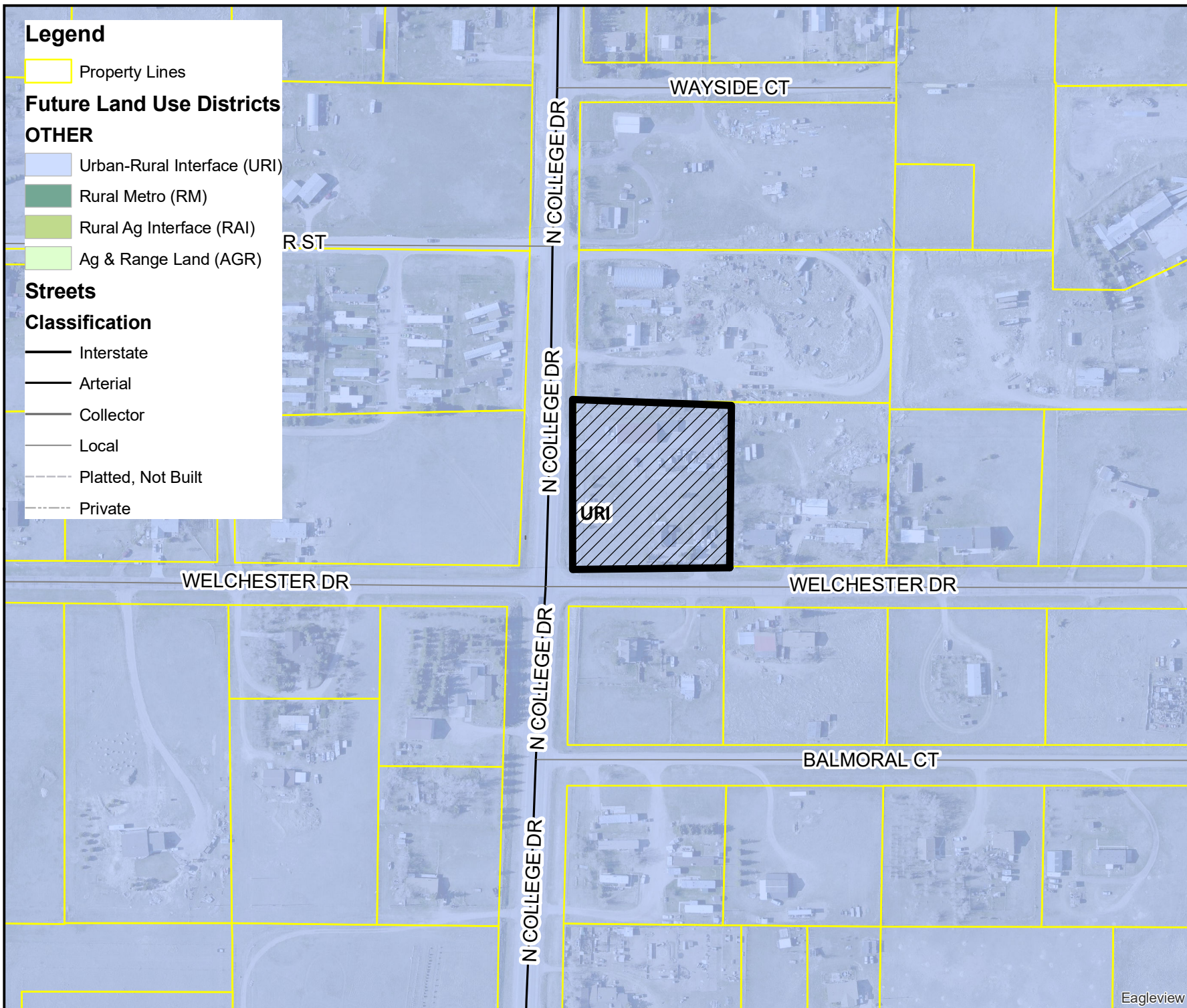
Arterial

Collector

Local

Platted, Not Built

Private



Laramie County, Wyoming



Inman PUD

Zone Change

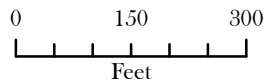
PZ-21-00356

PlanCheyenne Map

Subject Property



December 2021



Legend

Property Lines

Streets

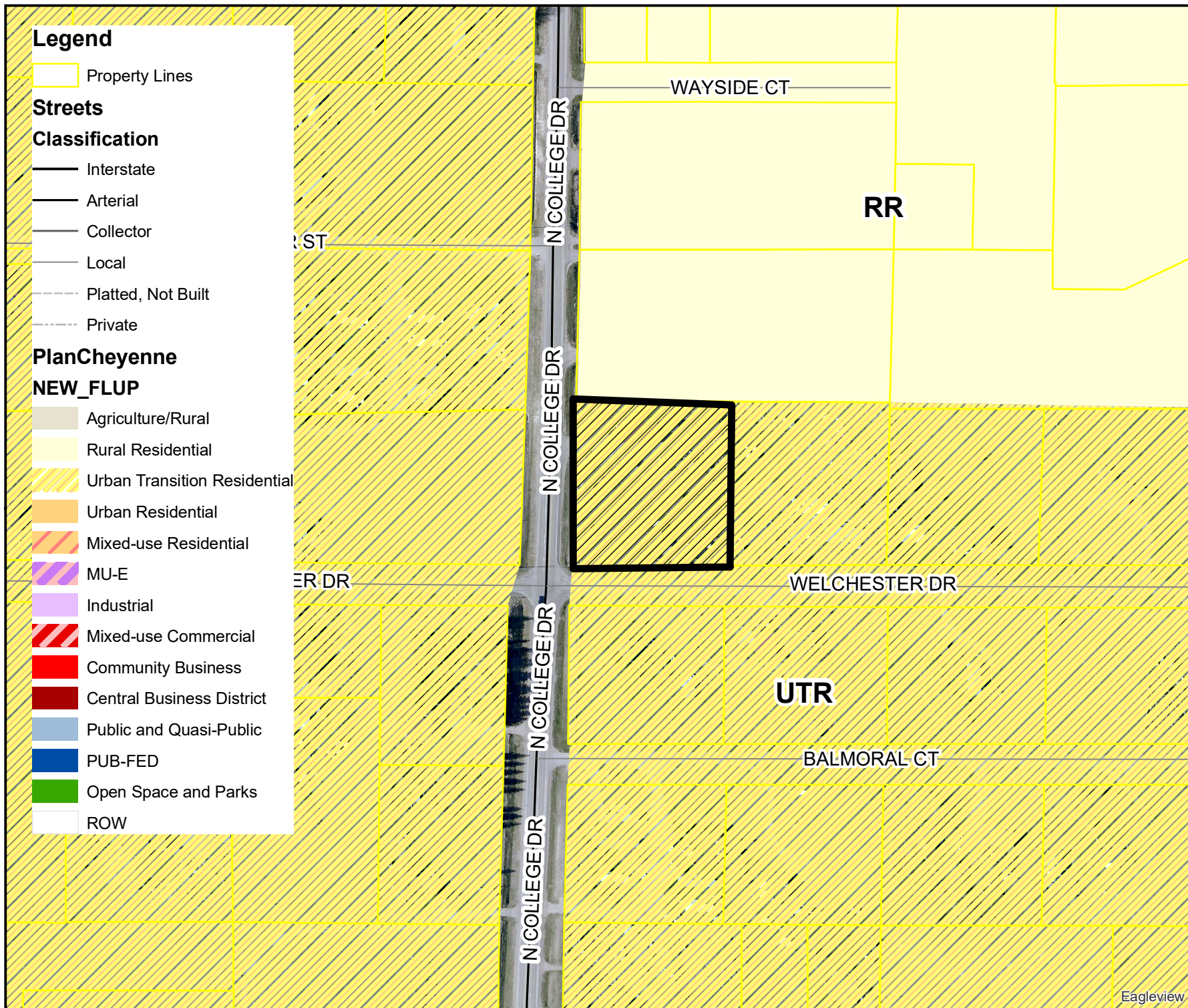
Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

PlanCheyenne

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



Eagleview

Laramie County, Wyoming



Inman PUD

Zone Change

PZ-21-00356

Current Zoning Map

Subject Property



December 2021



0 150 300
Feet

Eagleview

Legend

- Property Lines
- 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)

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

AGRICULTURAL AND RURAL RESIDENTIAL

AGRICULTURAL RESIDENTIAL

Intraoffice: Planners, Kelly Schroeder Comments Attached 01/05/2022

1. Update the title of the PUD Resolution/Regulations to indicate this is a zone change. It should read as follows:

ENTITLED: A RESOLUTION APPROVING A ZONE CHANGE FOR "INMAN PLANNED UNIT DEVELOPMENT" (PUD), A PUD ESTABLISHED FOR THE SW1/4 OF TRACT 13, CRESTMOOR ADDITION (EXCEPT THAT PORTION OF HWY 212 R/W), LARAMIE COUNTY, WYOMING, AKA 4014 WELCHESTER DR

AGENCIES WITH NO COMMENT

Cheyenne MPO
Cheyenne Planning
Combined Communications Center
County Assessor
County Attorney
County Engineer
County Real Estate Office
Environmental Health
Fire District No 2
Intraoffice: Planners, Cambia McCollom
Sheriff's Office

AGENCIES WITH NO RESPONSE

Black Hills Energy
Board of Public Utilities
CenturyLink
Cheyenne Development Services
Cheyenne Engineering Services
Cheyenne Urban Planning Office
County Public Works Department
County Treasurer
Emergency Management
WYDOT

RESOLUTION NO. _____

A RESOLUTION APPROVING A ZONE CHANGE FOR "INMAN PLANNED UNIT DEVELOPMENT" (PUD), A PUD ESTABLISHED FOR THE SW1/4 OF TRACT 13, CRESTMOOR ADDITION (EXCEPT THAT PORTION OF HWY 212 R/W), 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, 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. The PUD is established to allow live/work scenarios in addition to a single-use designation. This includes establishment of both commercial and residential uses on a single lot.**
- 3. The PUD shall allow the following uses by right:**
 - i. Single Family Residential
 - ii. Mixed-Use Commercial/Residential on a single lot/site
 - iii. Home Occupations
 - iv. Churches, Temples or Other Places of Worship
 - v. Offices
 - vi. Retail Uses
 - vii. Service Uses
 - viii. Storage Facilities or Yards, including lockable storage containers
 - ix. Outdoor Storage in Association with an Approved Use
 - x. Transportation Facilities
 - xi. Retail Uses
 - xii. Non-Motorized Recreation
- 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.
- 5. Commercial Use Site Plan Requirements**

A County-approved site and landscape plan shall be required in accordance with Sections 2-2-133 and 2-2-134 of the LCLUR.
- 6. Screening and Buffering**
 - i. To mitigate impacts of adjacent incompatible uses, a 10' landscape buffer is required along the lot boundaries separating abutting non-residential use(s) and residential use(s).
 - ii. Screening or buffering is required in conformance with site plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. Screening for outdoor storage areas may be located within the building setback/buffer area.

7. Where silent on any provision, the PUD shall follow the standards of Section 4-2-111 DISTRICT MU – MIXED USE of the LCLUR.

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 A1 – Agricultural and Rural Residential to PUD – Planned Unit for the SW1/4 of Tract 13, Crestmoor Addition (Except that portion of Hwy 212 R/W), Laramie County, WY, as shown on the attached Exhibit A – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

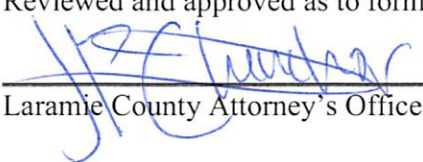
LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

EXHIBIT A

