



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: December 5th, 2023

TITLE: PUBLIC HEARING regarding a Zone Change for Tracts 1 and 2, Larimore Subdivision, a Vacation of Tract 2, Larimore Subdivision, a Board Approval of the Administrative Plat known as Allison Tracts, 9th Filing, and a Board Approval for RV Storage Use on Tract 1, Allison Tracts, 9th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

AVI PC, on behalf of Front Range Leasing Inc., has submitted applications for a Zone Change, Board Approval, and Administrative Plat for these properties located at 402 and 410 East College Drive, Cheyenne, WY. The Zone Change application requests a zone change from MU to CB for a portion of Tract 2, Larimore Subdivision, and from CB to MU for all of Tract 1, Larimore Subdivision. The applications also request a Board Approval for use and Administrative Plat of Tract 2, Larimore Subdivision and a portion of Tract 82, Allison Tracts 2nd Filing, which would allow for the expansion of the commercial enterprise known as Toybox Recreational Storage. Planning also required that Tract 1, Larimore Subdivision be rezoned concurrently with that action given that the owner intends to demolish and rebuild a residential property onsite.

BACKGROUND

Both properties are currently assessed as residential. Tract 2, Larimore Subdivision is located in the MU – Mixed Use Zone District with one residential structure accessed from College Drive. Tract 1, Larimore Subdivision is located in the CB – Community Business Zone District and has one residential structure in the process of being demolished which is also accessed from College Drive. The Administrative Plat would create a larger lot for Toybox Storage, and the Board Approval would allow the use of RV storage in the resulting parcel.

Pertinent regulations include:

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

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

Section 2-1-101(m) of the Laramie County Land Use Regulations governing Board vacation of plats it previously approved.

Section 2-1-102(d)(ii)(C) of the Laramie County Land Use Regulations governing Board approval of administrative plats that have been previously platted.

Section 4-2-107 of the Laramie County Land Use Regulations governing the CB – Community Business Zone District.

Section 4-2-111 of the Laramie County Land Use Regulations governing the MU – Mixed Use Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as URI - Urban Rural Interface, 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. The property is served by the South Cheyenne Water & Sewer District for water and sewer services.

PlanCheyenne designates this area as CB – Community Business. The Community Business category emphasizes a range of retail and office uses to serve neighborhoods and the community and region. Many of the Community Business areas are already established and thriving, while others are in need of future reinvestment or redevelopment to retain their role as important destinations for commercial activities.

The subject properties are bordered by the HR – High Density Residential Zone District to the west, MR – Medium Density Residential Zone District to the north, CB – Community Business Zone District to the east and south. The average lot size for the surrounding area is 2.98 acres with surrounding uses being a mixture of higher density residential and commercial. A change in zone district from MU to CB for the portion of Tract 2 of Larimore Subdivision would, after approval of the Administrative Plat known as Allison Tracts, 9th Filing, allow for the expansion of the Toybox Storage use upon Board Approval for the use. The physical expansion of the property would be accomplished via the administrative plat. A change in zone district from CB to MU for Tract 1 of Larimore Subdivision would allow a new residential structure to be built after the recent demolition, which is the property owner's intent.

All agency review comments were either non-substantive or supportive of the application for the Zone Change. For the Board Approval, agency comments addressed potential setbacks and buffering. For the administrative plat, minor plat corrections were made according to the regulations. Public notice was provided per Section 1-2-104 of the Land Use Regulations. There was no public comment received for any of the projects.

RECOMMENDATION and FINDINGS

Based on evidence provided for the zone change requests, staff recommends the Planning Commission find 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 4-2-107 of the Laramie County Land Use Regulations;
- c. The proposed change in zone district is in conformance with the requirements of section 4-2-111 of the Laramie County Land Use Regulations;
- d. This application meets the criteria for Board vacation of a plat pursuant to section 2-1-101(m) of the Laramie County Land Use Regulations;
- e. This application meets the criteria for Board approval of an administrative plat pursuant to section 2-1-102 of the Laramie County Land Use Regulations; and
- f. This application meets the criteria for Board Approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations.

And that the Board may approve a Zone Change from MU to CB for a portion of Tract 2, Larimore Subdivision and from CB to MU for Tract 2, Larimore Subdivision, Laramie County, WY, may approve the vacation of a portion of Tract 2, Larimore Subdivision, may approve the Administrative Plat of Allison Tracts, 9th Filing, and may approve the expansion of the use of Toybox Storage on Tract 1, Allison Tracts, 9th Filing.

PROPOSED MOTION – ZONE CHANGE

I move to adopt the findings of facts a, b, and c of the staff report and approve the Zone Change from MU to CB for a portion of Tract 2, Larimore Subdivision and from CB to MU for Tract 2, Larimore Subdivision, Laramie County, WY.

PROPOSED MOTION – VACATION AND ADMINISTRATIVE PLAT

I move to adopt the findings of fact d and e of the staff report, to approve the vacation of Tract 2, Larimore Subdivision, and approve the administrative plat known as Allison Tracts, 9th Filing.

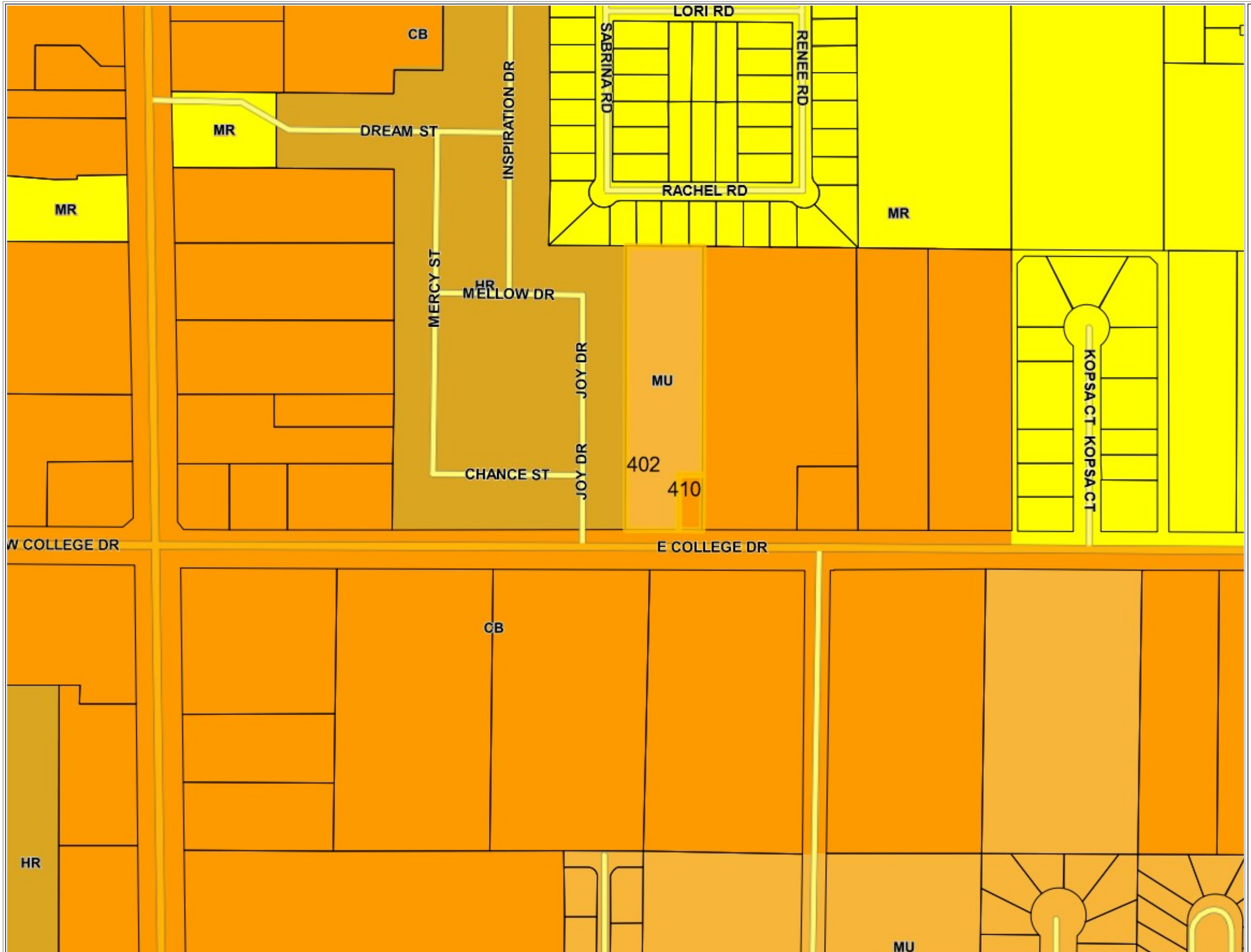
PROPOSED MOTION – BOARD APPROVAL

I move to adopt finding of fact f of the staff report and to approve the RV storage use on Tract 1, Allison Tracts, 9th filing.

ATTACHMENTS

- Attachment 1: Location Map**
Attachment 2: Applicant Narrative

- Attachment 3: Zone Change Map, Revised 9.12.23**
- Attachment 4: Administrative Plat of Allison Tracts 9th Filing, Revised 10.5.23**
- Attachment 5: Combined Agency Comments Report – Zone Change**
- Attachment 6: Combined Agency Comments Report – Admin Plat**
- Attachment 7: Combined Agency Comments Report – Board Approval**
- Attachment 8: Resolution – Zone Change**
- Attachment 9: Resolution – Vacation of Tract 2, Larimore Subdivision and Approval of Administrative Plat of Allison Tracts, 9th Filing**
- Attachment 10: Resolution – Board Approval for RV Storage Use on Tract 1, Allison Tracts, 9th Filing.**



**Laramie County Wyoming
MapServer**

PZ-23-00111

Toybox Storage Expansion

Zone Change From MU to CB and CB to MU

South Cheyenne Water & Sewer District

Fire District 1

County Comprehensive Plan:
URI - Urban Rural Interface

PlanCheyenne:
Community Business

No FEMA Floodplain Present



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, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information. printed 11/2/2023

Allison Tracts, 9th Filing
Wednesday, September 06, 2023
Page 1 of 1



September 6, 2023

Cate Cundall, Laramie County Planning
3966 Archer Parkway
Cheyenne, WY 82009

RE: Allison Tracts 9th Filing and Toy Box Storage Expansion – Board Approval Letter, Project Narrative, Drainage Study Waiver Request, Traffic Study Waiver Request and Community Facility Fees Acknowledgement

Dear Ms. Cundall,

AVI, P.C., on behalf of Frontier Leasing Inc, is submitting an Administrative Plat, Zone Change and Conditional Use application for the purpose of creating new property lines for a portion of Larimore Subdivision Tract 2 and a portion of Allison Tracts 2nd Filing Tract 82. The project is to split off the rear portion of 402 W. College to expand the storage area of Toy Box storage. No new approaches to W. College are proposed.

We would like to request a waiver for providing Drainage and Traffic studies for this project as was outlined in the pre-application meeting. Adding additional storage to the existing storage areas will minimally impact the existing terrain, roadways and traffic patterns. The owner believes that no new Community Facility Fees will be assessed on the property due to the fact that no new lots are created.

This project meets the findings for Board Approval in the CB zone and can meet the development standards. The use is in conformance with other applicable policies and there is no negative impacts as it is an expansion of an existing facility.

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

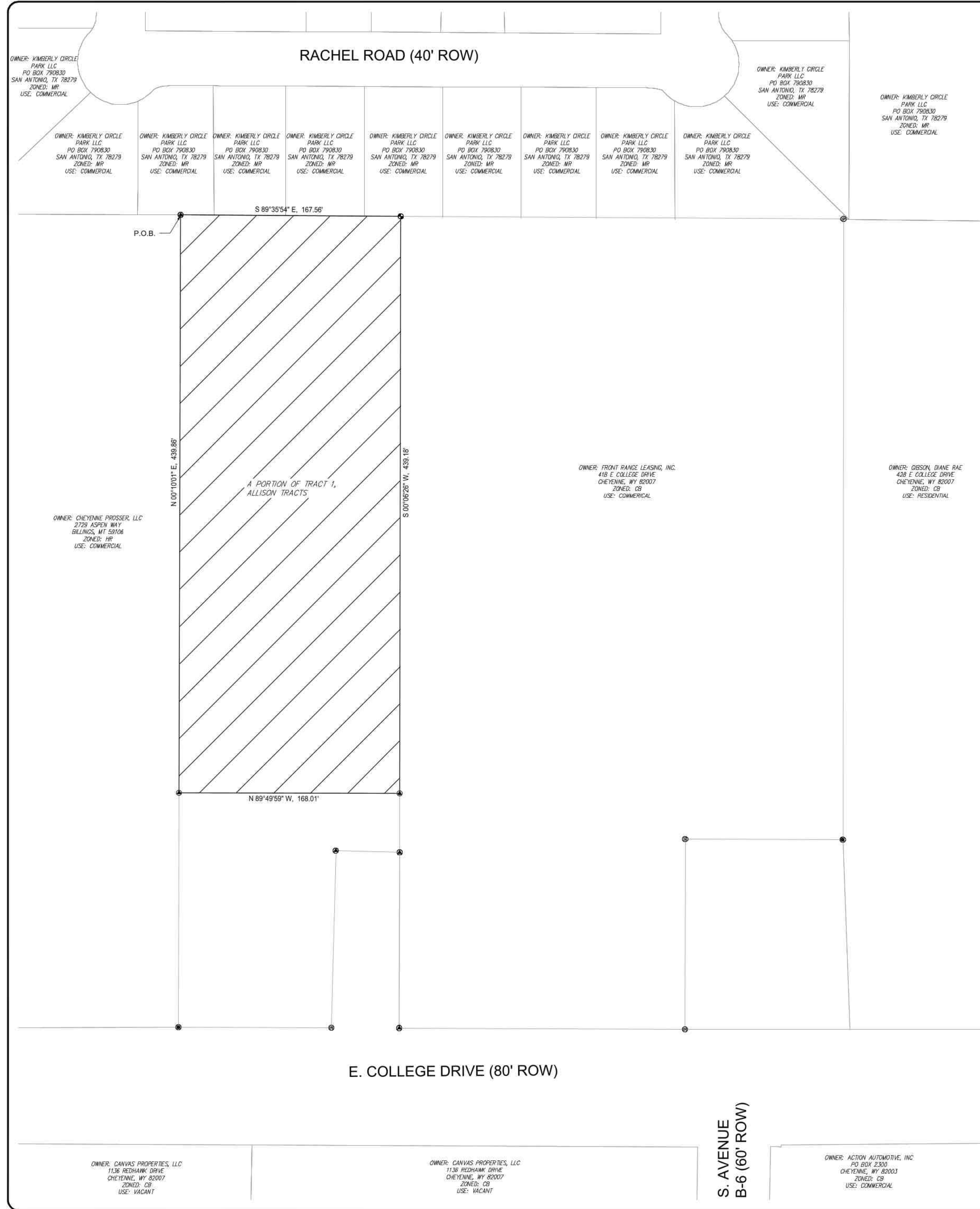
Respectfully Submitted,



Brad Emmons, AICP

A.V.I. PROFESSIONAL CORPORATION

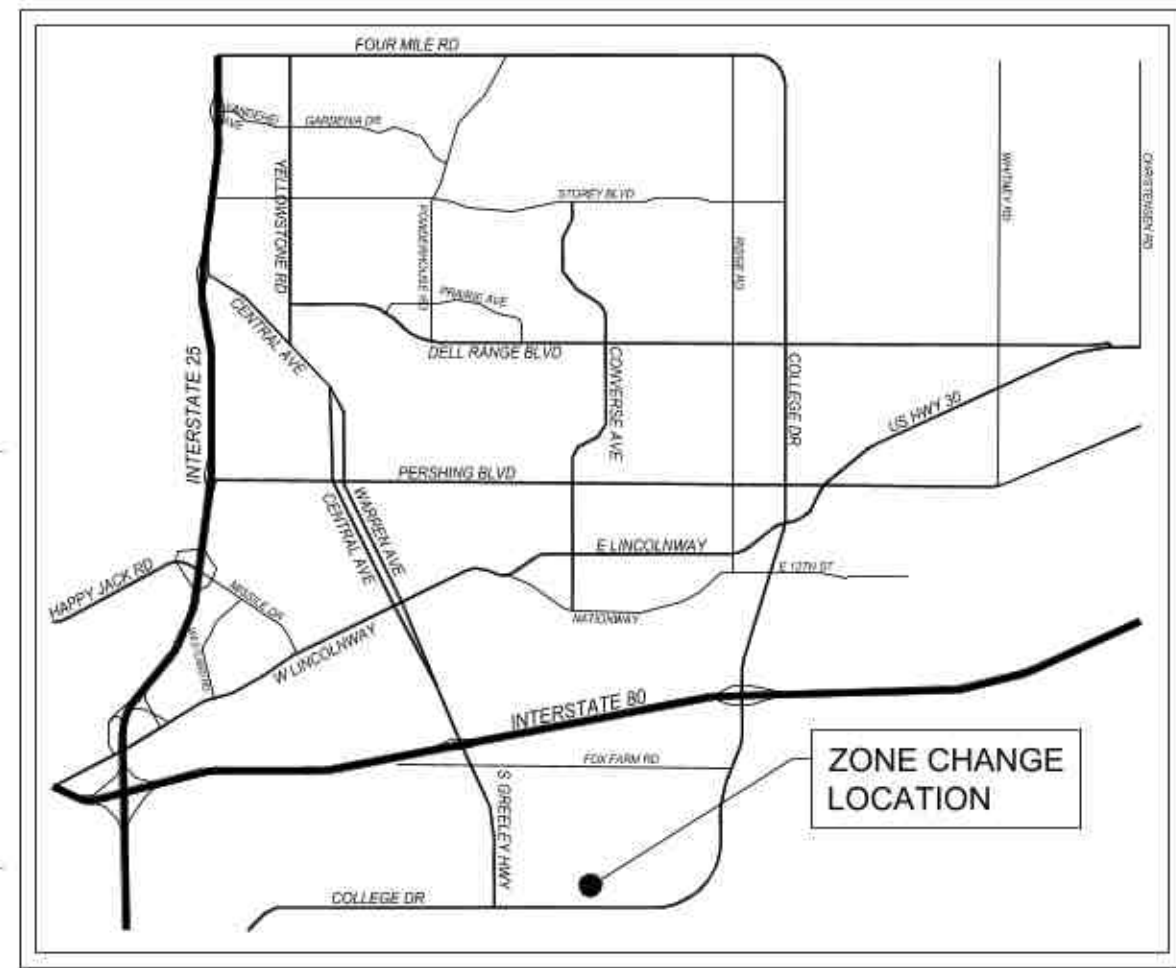
h:\4782_toy box rec storage phase ii\4782 toy box narrative, waiver request, & cff.docx



- LEGEND**
- FOUND ALUMINUM CAP
 - ▲ FOUND PLASTIC CAP
 - ⊙ FOUND IRON PIN
 - ⊗ FOUND IRON ROD
 - ⊕ FOUND BRASS CAP SQUARE
 - ZONE CHANGE BOUNDARY
 - ▨ PROPOSED CB ZONING

ZONING
 CURRENT ZONING: MU - MIXED-USE
 PROPOSED ZONING: CB - COMMUNITY BUSINESS

LEGAL DESCRIPTION
 A PARCEL OF LAND BEING A PORTION OF TRACT 1, ALLISON TRACTS, 9TH FILING, LOCATED IN A PORTION OF S½ OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF TRACT 1, ALLISON TRACTS, 9TH FILING, BEING MONUMENTED BY A FOUND PLASTIC CAP; THENCE S89°35'54"E A DISTANCE OF 167.56 FEET TO A FOUND BRASS CAP SQUARE; THENCE S00°06'26"W A DISTANCE OF 439.18 FEET TO A FOUND CAP; THENCE N89°49'59"W A DISTANCE OF 168.01 FEET TO A FOUND CAP; THENCE N00°10'01"E A DISTANCE OF 439.86 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 1.69 ACRES MORE OR LESS.



ZONE CHANGE FOR A PORTION OF TRACT 1, ALLISON TRACTS, 9TH FILING
 BEING SITUATED IN THE S½ OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
 PREPARED SEPTEMBER 2023

	DATE				
	REVISION				
	NO.				
PREPARED FOR: FRONT RANGE LEASING, INC. 418 E. COLLEGE DRIVE CHEYENNE, WY 82007					
PROJECT: ALLISON TRACTS, 9TH FILING			DRAWING TITLE: ZONE CHANGE MAP		
DATE PLOTTED: Sep 05, 2023					
DRAWN BY: ZP					
DESIGNED BY:					
CHECKED BY: BE					
JOB NO.: 4782					
DWG NO. 1 OF 1					

BASIS OF BEARINGS

CONSIDERING THE WEST LINE OF TRACT 2 OF LARIMORE SUBDIVISION, MONUMENTED BY A FOUND ALUMINUM CAP ON THE SOUTHWEST CORNER AND THE NORTHWEST CORNER MONUMENTED BY A FOUND PLASTIC CAP WHOSE LINE BEARS N00°10'01"E A DISTANCE OF 618.22 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.9996640649.
 EXAMPLE: P.O.B.
 GROUND NORTHING = 141412.823
 GROUND EASTING = 561341.777
 STATE PLANE N = (141412.823+100000)*SF = 241331.724
 STATE PLANE E = (561341.777+200000)*SF = 761086.016

ORIGINAL FIELD SURVEY BY: AVI PC AUGUST 2023

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF TRACT 2, LARIMORE SUBDIVISION, AND TRACT 82, ALLISON TRACTS, 2ND FILING, EXCEPT THAT PORTION DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT AND PROCEEDING WESTERLY 120', THENCE PROCEEDING NORTHERLY 145', THENCE EASTERLY 120', THENCE PROCEEDING SOUTHERLY 145' TO THE POINT OF BEGINNING, LOCATED IN A PORTION OF S1/4 OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, CHEYENNE PROSSER, THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, N00°10'01"E A DISTANCE OF 618.22 FEET TO A POINT ON THE EAST CORNER OF SAID CHEYENNE PROSSER AND BEING ON THE SOUTH BOUNDARY LINE OF KIMBERLY VILLAGE SUBDIVISION; THENCE S89°35'54"E A DISTANCE OF 167.56 FEET TO A POINT; THENCE CONTINUING ON SAID SOUTH BOUNDARY S89°39'18"E A DISTANCE OF 336.91 FEET TO THE NORTHWEST CORNER OF TRACT 97, ALLISON TRACTS, 3RD FILING; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 97 S00°03'11"W A DISTANCE OF 472.42 FEET TO THE NORTHEAST CORNER OF THE EXCEPTED PORTION OF TRACT 82; THENCE ALONG THE NORTH BOUNDARY OF SAID EXCEPTED PORTION N89°42'19"W A DISTANCE OF 119.98 FEET TO THE NORTHWEST CORNER OF SAID EXCEPTED PORTION; THENCE ALONG THE WEST BOUNDARY OF SAID EXCEPTED PORTION S00°04'42"W A DISTANCE OF 144.98 FEET TO THE SOUTHWEST CORNER OF SAID EXCEPTED PORTION, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY OF EAST COLLEGE DRIVE. THENCE ALONG SAID NORTH RIGHT-OF-WAY N89°42'59"W A DISTANCE OF 217.49 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 1, LARIMORE SUBDIVISION; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 1 N00°07'38"E A DISTANCE OF 133.69 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT 1 N88°21'39"W A DISTANCE OF 48.63 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 1 S01°29'08"W A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY OF EAST COLLEGE DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY N89°43'20"W A DISTANCE OF 116.34 FEET TO THE POINT OF BEGINNING.

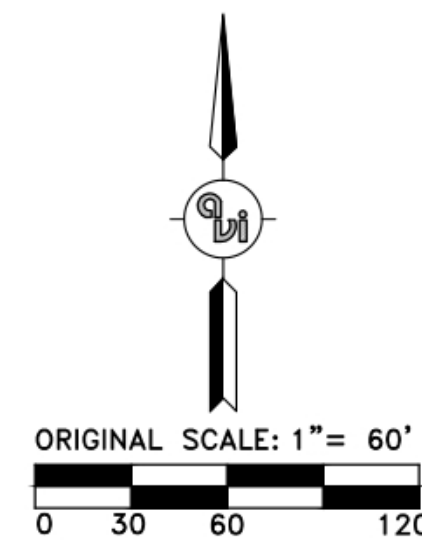
SAID PARCEL CONTAINS 6.61 ACRES MORE OR LESS.

LEGEND

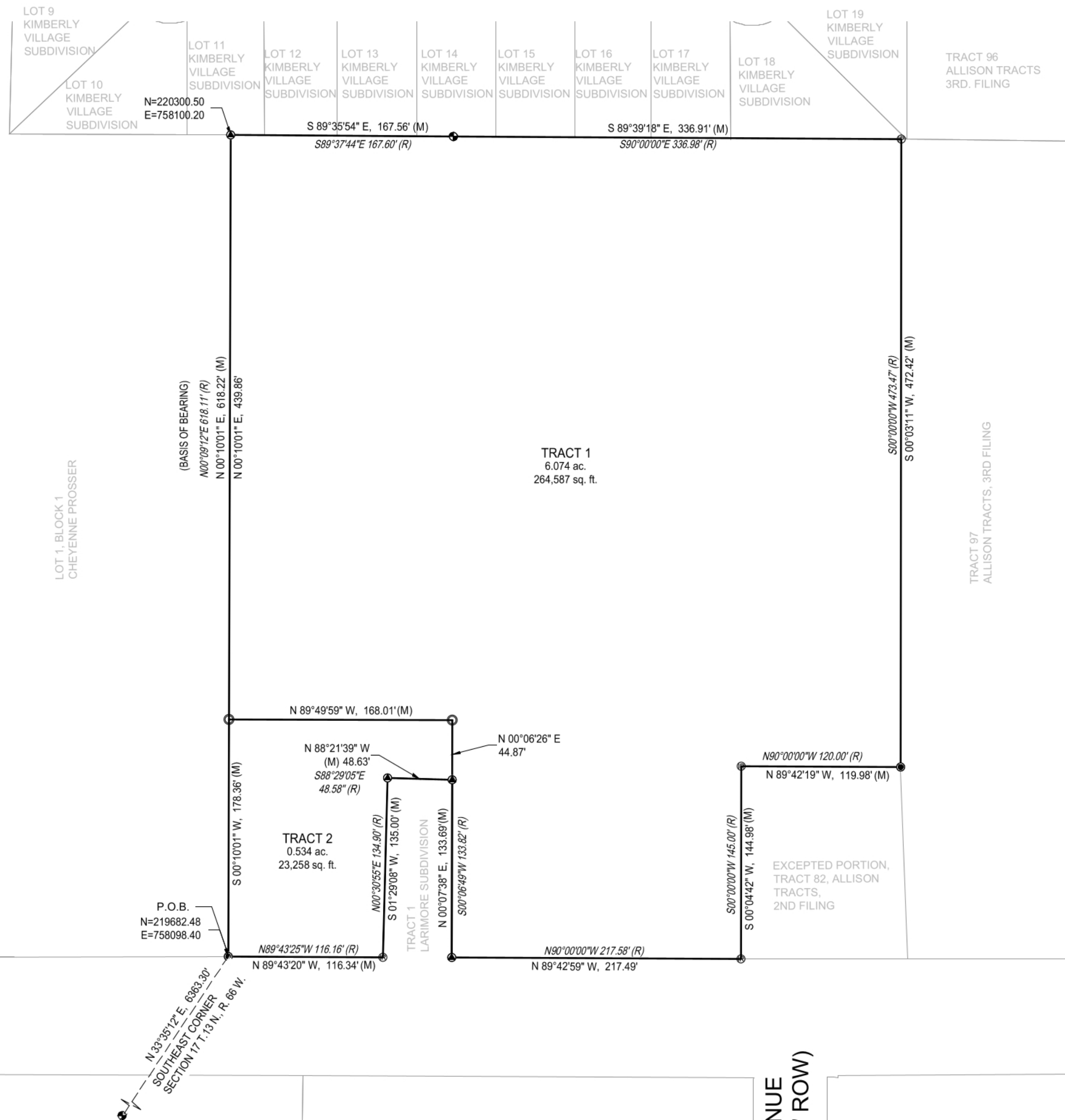
- FOUND ALUMINUM CAP
- FOUND PLASTIC CAP
- FOUND IRON PIN
- FOUND IRON ROD
- FOUND BRASS CAP
- SET CAP
- (M) MEASURED
- (R) RECORD

NOTES

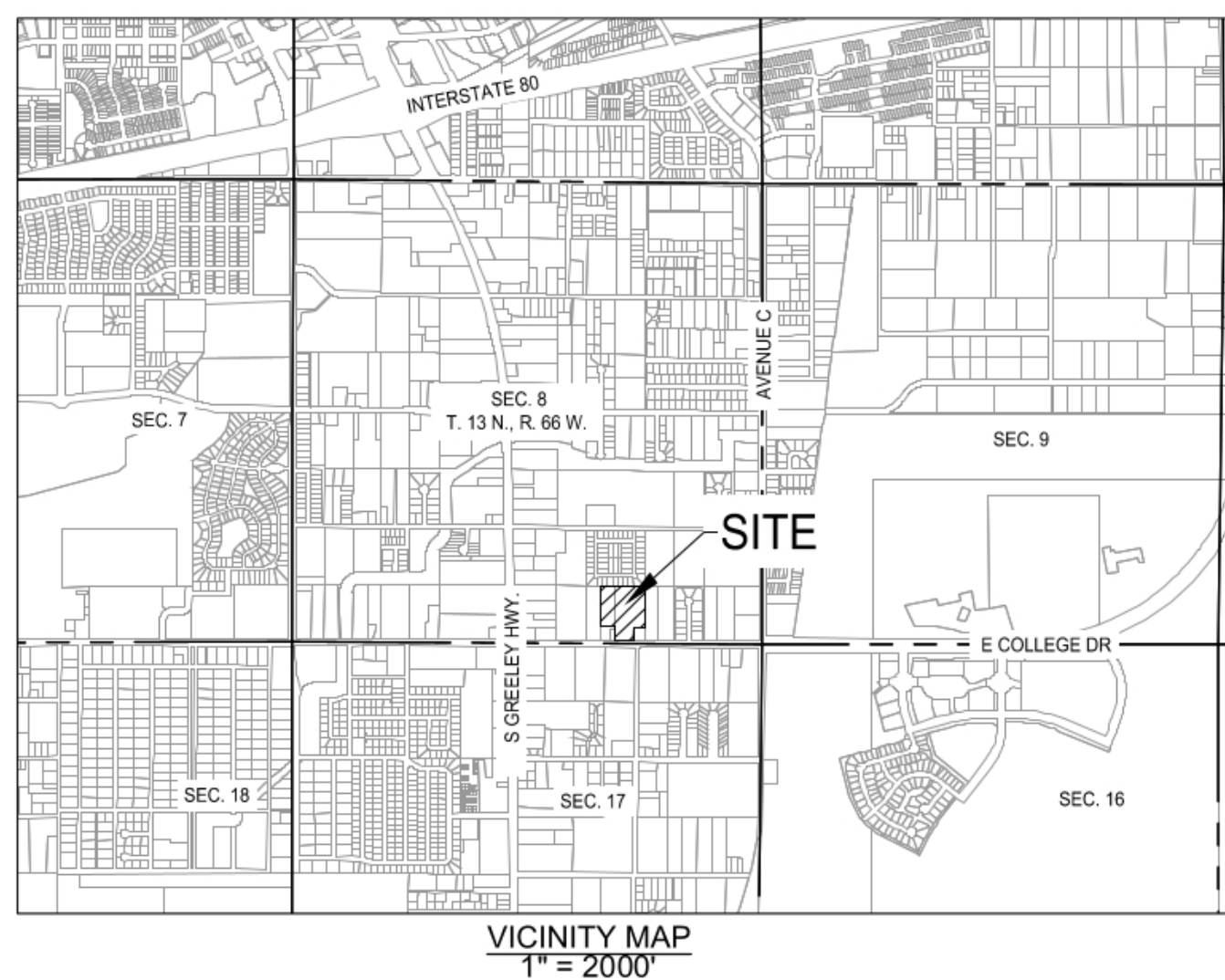
1. THIS PLAT VACATES TRACT 2 OF LARIMORE SUBDIVISION RECORDED AT PLAT CABINET 5, PAGE 8 IN THE LARAMIE COUNTY RECORDS AND A PORTION OF TRACT 82, ALLISON TRACTS, 2ND FILING, DESCRIBED IN DEED #435513 RECORDED AT BOOK 1923, PAGE 30 OF THE LARAMIE COUNTY RECORDS.
2. A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED AVI PC PLS 16571 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
3. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1.
4. WATER AND SEWER TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
5. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.



E. COLLEGE DRIVE (80' ROW)



CHEYENNE, WYOMING



COUNTY APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING DIRECTOR THIS ____ DAY OF _____, 2023.

PLANNING DIRECTOR, LARAMIE COUNTY, WYOMING

APPROVED BY THE DIRECTOR OF LARAMIE COUNTY PUBLIC WORKS THIS ____ DAY OF _____, 2023.

DIRECTOR OF PUBLIC WORKS, LARAMIE COUNTY, WYOMING

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS
 COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY
 AND _____ ON BEHALF OF LARAMIE COUNTY, WYOMING.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES _____

FILING RECORD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT FRONT RANGE LEASING INC., OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "ALLISON TRACTS, 9TH FILING," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES.

FRONT RANGE LEASING INC.
 BY: LYLE JOHNSON



CERTIFICATE OF SURVEYOR

I, SCOTT BRUCE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACKNOWLEDGEMENTS

STATE OF _____)
)SS
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE FRONT RANGE LEASING INC. BY LYLE JOHNSON. THIS ____ DAY OF _____, 2023, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES _____

ADMINISTRATIVE PLAT FOR ALLISON TRACTS, 9TH FILING
 A REPLAT OF TRACT 2, LARIMORE SUBDIVISION AND A PORTION OF TRACT 82, ALLISON TRACTS, 2ND FILING, BEING SITUATED IN THE S₁/4 OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST, COUNTY OF LARAMIE, STATE OF WYOMING
 PREPARED SEPTEMBER 2023

NO.	REVISION	DATE

PREPARED FOR:
FRONT RANGE LEASING, INC.
 418 E. COLLEGE DRIVE
 CHEYENNE, WY 82007

PROJECT: ALLISON TRACTS, 9TH FILING
 DRAWING TITLE: ADMINISTRATIVE PLAT



DATE PLOTTED:	Oct 05, 2023
DRAWN BY:	ZP
DESIGNED BY:	
CHECKED BY:	BE

JOB NO.: 4782

DWG NO. 1 OF 1

Permit Notes

Permit Number: PZ-23-00111

Parcel Number: 13660840504900

Submitted: 09/06/2023

Site Address: 418 E COLLEGE DR

Technically Complete: 09/07/2023

Applicant: Brad Emmons
Owner: FRONT RANGE LEASING INC

Cheyenne, WY 82007

Approved:
Issued:

Project Description: ZONE CHANGE TO CB FROM MU, AND TO MU FROM CB FOR OTHER PARCEL

<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>
09/06/2023	09/06/2023	Application	PZ-23-00111	GENERAL	SEE ALSO CONCURRENT APPLICATIONS PZ-23-00112 AND PZ-23-00113. MAILING AND SIGN FEES ASSESSED IN CONCURRENT APPLICATION PZ-23-00113. ZONE CHANGE MAP REVISED 9.12 TO INCLUDE PARCEL TO SOUTH.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
09/14/2023		Application	PZ-23-00111	GENERAL	Proposed zoning changes are consistent with both the Comprehensive plan and existing zoning in this area.	SETH.LLOYD@LARAMIECOUNTY.WY.GOV
09/14/2023	09/14/2023	Application	PZ-23-00111	GENERAL	No Comment	CHRISTOPHER.YANEY@LARAMIECOUNTY.WY.GOV
09/18/2023	09/18/2023	Application	PZ-23-00111	GENERAL	No WYDOT comment on this review.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
09/21/2023		Parcels	13660840506300	POP-UP	CAN PULL DEMO PERMIT. REZONE NEEDS TO BE COMPLETED BEFORE APPLYING FOR A BUILDING PERMIT.	BAILEY.FREEMAN@LARAMIECOUNTY.WY.GOV
09/26/2023		Application	PZ-23-00111	GENERAL	No Comment	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/26/2023	09/26/2023	Application	PZ-23-00111	GENERAL	A drainage study will need to be submitted with the site plan application.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
09/27/2023	09/27/2023	Application	PZ-23-00111	GENERAL	MUST ADDRESS ALL AGENCY COMMENTS.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
09/28/2023		Parcels	13660840506300	POP-UP	catherinec 03/29/2023: Parcel owner would like to demolish the existing structures and construct a large accessory building with two or three parking spaces to be used for his business. He was told that he would need to complete a site plan to be in compliance with current zoning regulations.	SONIA.CHRISTENSEN@LARAMIECOUNTY.WY.GOV

Permit Notes

Permit Number: PZ-23-00112

Parcel Number: 13660840504900

Submitted: 09/06/2023

Site Address: 418 E COLLEGE DR

Technically Complete: 09/07/2023

Applicant: Brad Emmons
Owner: FRONT RANGE LEASING INC

Cheyenne, WY 82007

Approved:
Issued:

Project Description: CONDITIONAL USE PERMIT FOR STORAGE EXPANSION

<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>
09/06/2023	09/06/2023	Application	PZ-23-00112	GENERAL	SEE ALSO CONCURRENT APPLICATIONS PZ-23-00111 AND PZ-23-00113. LEGAL AD FEE ASSESSED IN CONCURRENT APPLICATION PZ-23-00111. MAILING AND SIGN FEES ASSESSED IN CONCURRENT APPLICATION PZ-23-00113.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
09/14/2023		Application	PZ-23-00112	GENERAL	If the zoning district (or the transition between zone districts) does not require setbacks for this use, I suggest reviewing the possibility of conditioning approval with setbacks on the north and west side to buffer from existing residential dwellings.	SETH.LLOYD@LARAMIECOUNTY.WY.GOV
09/14/2023	09/14/2023	Application	PZ-23-00112	GENERAL	No Comment	CHRISTOPHER.YANEY@LARAMIECOUNTY.WY.GOV
09/18/2023	09/18/2023	Application	PZ-23-00112	GENERAL	No comments from WYDOT on this review.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
09/25/2023		Application	PZ-23-00112	GENERAL	As existing structure are deleted for site development water and sewer services must be deleted and inspected, unless utilized for new structure must have site plan for approval by District Board.	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV
09/26/2023		Application	PZ-23-00112	GENERAL	No Comment	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/26/2023	09/26/2023	Application	PZ-23-00112	GENERAL	No Comments.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
09/27/2023	09/27/2023	Application	PZ-23-00112	GENERAL	MUST ADDRESS ALL AGENCY COMMENTS.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV

Permit Notes

Permit Number: PZ-23-00113

Parcel Number: 13660840504900

Submitted: 09/06/2023

Site Address: 418 E COLLEGE DR

Technically Complete: 09/07/2023

Applicant: Brad Emmons
Owner: FRONT RANGE LEASING INC

Cheyenne, WY 82007

Approved:
Issued:

Project Description: LOT LINE ADJUSTMENT

<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>
09/07/2023	09/07/2023	Application	PZ-23-00113	GENERAL	SEE ALSO CONCURRENT APPLICATIONS PZ-23-00111 AND PZ-23-00112.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
09/14/2023	09/14/2023	Application	PZ-23-00113	GENERAL	1.The Master Street Plan Official Map 2023 show College Dr. as a Principal Arterial. Please review the WYDOT College Drive Traffic and Planning Study by Kimley Horn. This site is within the section that has right-of-way constraints and may need to discuss right-of-way needs with WYDOT.	CHRISTOPHER.YA NEY@LARAMIECOUNTY.WY.GOV
09/18/2023	09/18/2023	Application	PZ-23-00113	GENERAL	No comments from WYDOT for this review.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
09/19/2023	09/19/2023	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	Owner is Front Range Leasing Inc not Lyle Johnson. Dedication, Signature block and Notary acknowledgement need to read Front Range Leasing Inc by Lyle Johnson (and his title if they want to add that)	LAURA.PATE@LARAMIECOUNTY.WY.GOV
09/25/2023		Application	PZ-23-00113	GENERAL	Any existing structure to be removed, water and sewer service must be deleted and inspected by District representative. 307-635-5608	SCOTT.SPRAKTIE S@LARAMIECOUNTY.WY.GOV
09/25/2023		Application	PZ-23-00113	GENERAL	No comment	SCOTT.SPRAKTIE S@LARAMIECOUNTY.WY.GOV
09/25/2023		Application	PZ-23-00113	GENERAL	Official comment letter attached - no items warranting response.	SETH.LLOYD@LARAMIECOUNTY.WY.GOV
09/26/2023		Application	PZ-23-00113	GENERAL	No Comment	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/26/2023	09/26/2023	Application	PZ-23-00113	GENERAL	Engineer Review 1.I concur with the request for a waiver of a detailed Drainage Study and Traffic Study at this time. However, depending on the development of this property, a Drainage Study and possibly a Traffic Study may be required with a site plan application. 2.There is no statement regarding the type of sewage disposal, the type of water supply, and the Fire District that will serve this property. 3.The Note THE SURFACE ESTATE OF THE LAND TO BE	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE should be added to the plat, according to Wyoming Statute 18-5-306(d).
4.All the adjacent properties are labeled except for the rectangular property between Tract 1 and Tract 2 of the proposed subdivision (adjacent to E. College Drive).
5.The County GIS indicates the owner of the property is Front Range Leasing and not Lyle Johnson.

Surveyor Review

1.There is no survey tie by bearing/azimuth and the distance to the nearest public land survey system monument described on the plat.
2.The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.
3.In the 9th line of the main body of the LEGAL DESCRIPTION S000442W A DISTANCE OF 144.98 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTED PORTION, SOUTHEAST should be SOUTHWEST.

09/27/2023	09/27/2023	Application	PZ-23-00113	GENERAL	MUST ADDRESS ALL AGENCY COMMENTS.	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV
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Bryce Hamilton
Laramie County Planning and Development Office
Via email

October 6th, 2023

RE: RESPONSE LETTER FOR PZ-23-00111, PZ-23-00112 AND PZ-23-00113

Dear Bryce

PZ-23-00111

All items are information only or for future work on site, no changes needed for zone change map.

PZ-23-00112

All items are information only or for future work on site, no change needed for Conditional Use Permit. No new requirements mentioned.

PZ-23-00113

Comments by Laura Pate have been completed. Comments 2-5 from County Engineer have been completed. Comments 1-3 from County Surveyor have been completed. All other items are information only or for future work on site.

If you have any questions or require additional information, please feel free to contact me directly.

Respectfully Submitted

AVI PROFESSIONAL CORPORATION



Brad Emmons, AICP

h:\4782_toy box rec storage phase ii\4782 first round comment response letter.docx

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM MU – MIXED USE TO CB – COMMUNITY FOR A PORTION OF TRACT 2, LARIMORE SUBDIVISION, AND FROM CB – COMMUNITY BUSINESS TO MU – MIXED USE FOR TRACT 1, LARIMORE 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 changes are in conformance with the requirements of sections 4-2-107 and 4-2-111 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 changes are in conformance with the requirements of section 4-2-107 and 4-2-111 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from MU – Mixed Use to CB – Community Business for a portion of Tract 2, Larimore Subdivision, and from CB – Community Business to MU – Mixed Use for Tract 1, Larimore Subdivision, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2023.

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

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A USE AS AN RV STORAGE FACILITY AT THE PROPERTY KNOWN AS TRACT 1, ALLISON TRACTS, 9TH 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 (LCLUR); and

WHEREAS, the proposed use is in conformance with the requirements of section 1-2-100 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. The proposed use is permitted by Board approval in the proposed location and in conformance with all applicable development standards under LCLUR § 1-2-100(a)(i);
- b. The proposed use is in general conformance with all other applicable policies adopted by Laramie County under LCLUR § 1-2-100(a)(ii);
- c. There is no defined negative impact to the community under LCLUR § 1-2-100(a)(iii).

And the Board approves the use as an RV Storage Facility at the property location known as Tract 1, Allison Tracts, 9th Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2023.

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

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A VACATION OF TRACT 2, LARIMORE SUBDIVISION, LARAMIE COUNTY, WY, AND TO APPROVE THE ADMINISTRATIVE PLAT KNOWN AS “ALLISON TRACTS, 9TH FILING.”

WHEREAS, W.S. §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 adopted the Laramie County Land Use Regulations (LCLUR); and

WHEREAS, the proposed Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

WHEREAS, the proposed Vacation is in accordance with LCLUR § 2-1-102 (m); and

WHEREAS, the Laramie County Land Use Regulations require this Board to approve administrative plats of land that was previously approved by this Board in accordance with LCLUR § 2-1-102(d)(ii)(C); and

WHEREAS, this resolution concerns the Vacation of Tract 2, Larimore Subdivision, and Board approval of the administrative Plat known as Allison Tracts, 9th Filing.

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 conformance with W.S. §34-12-106 to §34-12-111;
- b. The application is in conformance with Section 2-1-102(m) of LCLUR;
- c. The vacation has been submitted to create an Administrative Plat known as Allison Tracts, 9th Filing; and
- d. This vacation will become effective only upon recording of the Administrative Plat known as Allison Tracts, 9th Filing.

And the Board approves the Vacation of Tract 2, Larimore Subdivision, to become effective upon the recording of the Administrative Plat known as Allison Tracts, 9th Filing, and approves the Administrative Plat known as Allison Tracts, 9th Filing. This vacation does not abridge or modify any existing covenants and consistent with W.S. § 34-12-108 does not abridge or modify any rights and privileges of any proprietors of the plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2023.

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