



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

---

Planning • Building

### MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Sonny M. Keen, Associate Planner

**DATE:** January 23<sup>rd</sup>, 2025

**TITLE:** **CORRECTED MOTION to attach the PUD documents to the resolution for the Zone Change from LU – Land Use to PUD – Planned Unit Development for Tracts 1-4, Terry Ranch Business Park and Lot 1, Block 1, Terry Park, Laramie County, WY.**

---

### EXECUTIVE SUMMARY

On March 19<sup>th</sup>, 2024, Resolution Number 240319-26, was approved by the BOCC and the PUD rules document was not attached as an exhibit. Another motion is necessary to correct the oversight and add the PUD document to the zone change resolution

### RECOMMENDATION and FINDINGS

**Based on evidence provided, staff recommends the Planning Commission find that:**

- a. This application does meet 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 that the Planning Commission may recommend approval to the Laramie County Board of Commissioners with no conditions**

### PROPOSED MOTION

**I move to approve the Zone Change from LU – Land Use to PUD – Planned Unit Development for Tracts 1-4, Terry Ranch Business Park, and Lot 1, Block 1, Terry Park, to the Laramie County Board of Commissioners, with no conditions and adopt the findings of facts a and b of the staff report.**

### ATTACHMENTS

**Attachment 1: Draft Resolution**  
**Attachment 2: Zone Change Map – Exhibit A**  
**Attachment 3: PUD rules – Exhibit B**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM LU – LAND USE TO PUD – PLANNED UNIT DEVELOPMENT  
FOR TRACTS 1-4, TERRY RANCH BUSINESS PARK AND LOT 1, BLOCK 1, TERRY  
PARK, 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 LU – Land Use to PUD – Planned Unit Development for Tracts 1-4, Terry Ranch Business Park and Lot 1, Block 1, Terry Park, Laramie County, WY, and adopt the findings of fact a and b of the staff report as well as the attached ‘Exhibit A’ – Zone Change Map, and ‘Exhibit B,’ the Specific Regulations for the Planned Unit Development – PUD.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

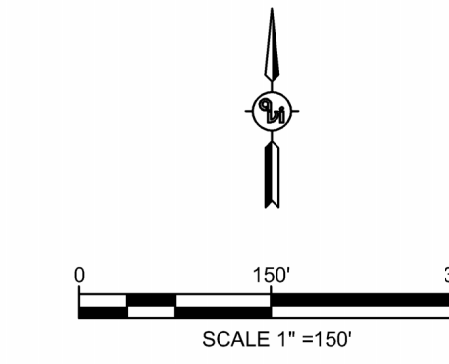
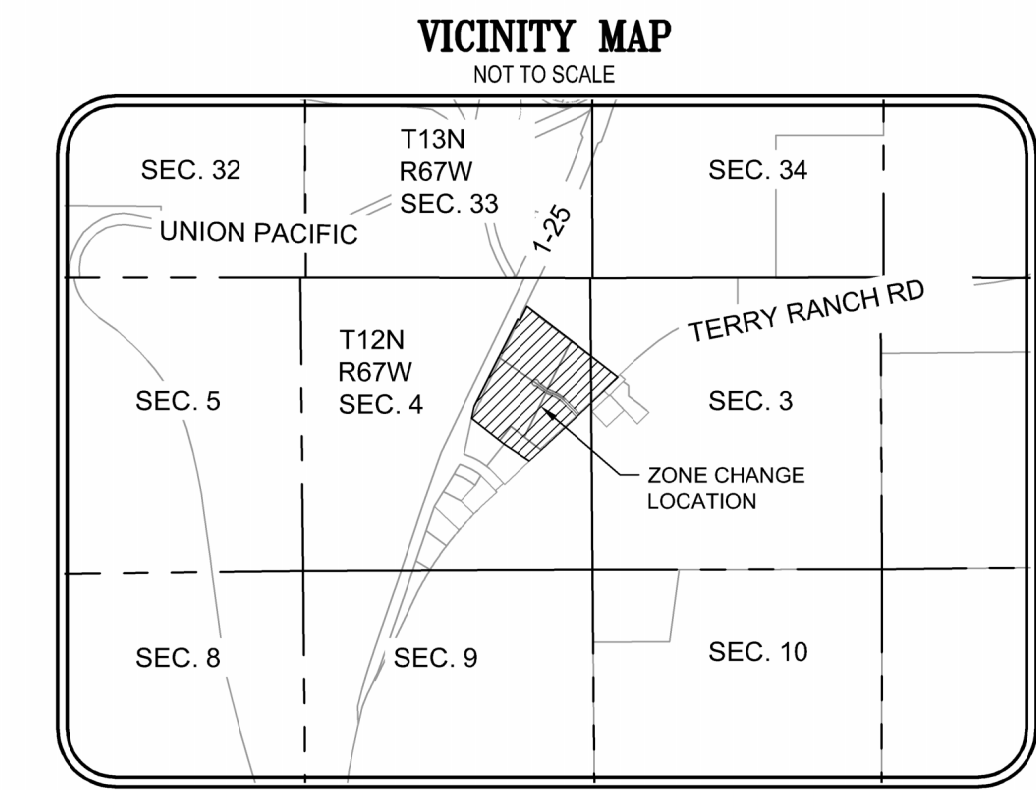
ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney’s Office

# EXHIBIT A



**NOTES:**

1. LOT 1 BLOCK 1, TERRY PARK HAS THE FOLLOWING STREET ADDRESS: 1961 US HWY 85 CHEYENNE, WY 82009
2. TERRY PARK AND TERRY RANCH BUSINESS PARK ARE SITUATED SOUTH OF THE EFFECTIVE AREA FOR SPECIFIC ZONE DISTRICT REGULATIONS. THE SITE IS SITUATED SOUTH OF THE TOWNSHIP LINE BETWEEN 12 AND 13 NORTH. THEREFORE ALL OF TERRY PARK AND TERRY RANCH BUSINESS PARK ARE CONSIDERED TO HAVE EXISTING ZONE DISTRICT IS LAND USE (LU)
3. TERRY RANCH BUSINESS PARK SUBDIVISIONS CAN BE FOUND AT THE COUNTY RECORDS OFFICE, BOOK 13 PAGE 18
4. TERRY PARK SUBDIVISION CAN BE FOUND AT THE COUNTY RECORDS OFFICE, BOOK 7 PAGE 101

**LEGAL DESCRIPTION**

LOT 1 BLOCK 1, TERRY PARK  
 TRACT 1, TERRY RANCH BUSINESS PARK  
 TRACT 2, TERRY RANCH BUSINESS PARK  
 TRACT 3, TERRY RANCH BUSINESS PARK  
 TRACT 4, TERRY RANCH BUSINESS PARK

LINE #	BEARING	DISTANCE
L1	N11°55'45"E	221.51
L2	N26°18'44"E	39.44
L3	S63°00'59"E	49.83
L4	N26°37'16"E	286.13
L5	N43°29'35"W	380.22
L6	N52°28'15"W	141.42
L7	S52°28'15"E	141.42
L8	S43°29'35"E	380.21

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	339.64	4132.32	4°42'33"	S49°56'00"E	339.54
C2	233.43	460.00	29°04'32"	N58°01'51"W	230.94
C3	112.51	540.00	11°56'14"	N66°36'00"W	112.30
C4	77.22	540.00	8°11'37"	N56°32'04"W	77.16
C5	141.75	60.00	135°21'53"	N32°56'41"W	111.01
C6	147.67	60.00	141°00'53"	S74°45'19"E	113.12
C7	60.32	460.00	7°30'45"	S56°11'38"E	60.27
C8	101.31	460.00	12°37'06"	S66°19'54"E	101.10
C9	274.03	540.00	29°04'32"	S58°01'51"E	271.10

**LEGEND**

- FOUND ALUMINUM CAP
- SET ALUMINUM CAP
- INTERSTATE 25 RIGHT-OF-WAY MARKER
- MEASURED DATA THIS SURVEY
- COUNTY RECORDS
- LOT ACRES
- PROPOSED ZONE CHANGE TO PLANNED UNIT DEVELOPMENT (PUD)
- OWNERSHIP LINES
- EASEMENT LINES

FILING RECORD

**ZONE CHANGE FOR TERRY RANCH BUSINESS PARK AND A PORTION OF TERRY PARK**

A PORTION SITUATED IN THE EAST ½ OF SECTION 4 AND A PORTION SITUATED IN THE WEST ½ OF SECTION 3 TOWNSHIP 12 NORTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

PREPARED DECEMBER 2023

NO.	REVISION	DATE

PREPARED FOR:  
**SWAN RANCH LLC**  
 1103 OLD TOWN LANE  
 CHEYENNE, WY 82009

PROJECT:  
**TERRY PARK & TERRY RANCH BUSINESS PARK**

DRAWING TITLE:  
**ZONE CHANGE**

DATE:	Dec 14, 2023
DRAWN BY:	CP
DESIGNED BY:	CP
CHECKED BY:	BE
JOB NO.:	4490

H:\4490\_Terry Ranch Meadows\PLANNING\Zoning\4490\_ZONE CHANGE MAP.dwg, ZONE CHANGE MAP, 12/14/2023, 4:11:20 PM

## **EXHIBIT B**

Purpose: The purpose of the Terry Ranch Business Park PUD is to create an area for commercial and industrial business to develop where the transportation of goods and services is the guiding element and should be cohesive in nature. It also provides the required County improvements to commercial and industrial properties to what is required inside the zone boundary. This PUD cover Terry Park Lot 1, Block 1, and Terry Ranch Business Park Tracts 1-4

- a. Uses by Right
  - i. Restaurant/Food service facilities with or without drive through services
  - ii. Offices
  - iii. Retail, service, and wholesale establishments, with outdoor storage.
  - iv. Any 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.
  - v. Storage facilities or yards
  - vi. Transportation facilities
  - vii. Warehousing
  - viii. Wholesale uses
  - ix. Bars, cocktail lounges and liquor stores
  - x. Gaming Establishments
  - xi. Hotel
- b. Uses Prohibited
  - i. Mixed-use residential developments
  - ii. Fireworks Sales
  - iii. Adult Entertainment
- c. Maximum Property Coverage

Total building, parking, and outdoor storage area shall not exceed 85 percent of the property area. Best Management Practices for storm water management and open space design is encouraged.
- d. Setbacks
  - i. Buildings
    - a. Front and along all streets 25 feet
    - b. Rear and Side 5 feet
  - ii. Outdoor Display
    - a. 10 feet on all sides

- iii. Outdoor Storage
  - a. Front and along streets 25 feet
  - b. Rear and side 10 feet
- e. Height
  - i. Buildings shall be limited to seventy-five (75) feet in height.
  - ii. Board Approval is required for buildings over seventy-five (75) feet in height.
- f. Parking
  - i. Parking requirements shall be in conformance with the current Laramie County Land Use regulations.
- g. Commercial Use Site Plan Requirements
  - i. A County-approved site and landscape plan shall be required in accordance with the current Laramie County Land Use Regulations