



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Marissa Pomerleau, Associate Planner

DATE: June 9, 2022

TITLE: PUBLIC HEARING regarding a Zone Change from A1 to AR for a portion of the NE1/4 SW1/4 Section 16, T.14N., R.65W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Marcella and Richard Simmons of Cheyenne, WY, has submitted a zone change application for this 14.09-acre property located at 11803 Glencoe Drive, Cheyenne WY. The application has been submitted to request a zone change from A1 – Agricultural & Rural Residential to AR – Agricultural Residential to prepare for an Administrative Plat to split the parcel into two (2) tracts.

BACKGROUND

The property is assessed as residential and is located in the A1 – Agricultural & Rural Residential zoning district with a residence and two accessory structures on the western side of the property.

Pertinent Regulations

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

Section 4-2-100 of the Laramie County Land Use Regulations governing the AR – Agricultural Residential Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM). Within this area, properties are likely to develop on private or small shared water and septic and/or sewer systems. Where possible, shared systems and denser residential uses should be encouraged.

PlanCheyenne designates this area as Rural Residential (RR), which encourages clustered development of single-family residences. This designation states the average density should be 5-10 acres. Secondary uses are agricultural or rural in nature, including open spaces and recreation, equestrian uses, etc.

The subject property is bordered by the A1 – Agricultural and Rural Residential zone district to the east, south and west as well as AR to the north. The average lot size for the surrounding area is 8.03 acres with surrounding uses being entirely residential. A change in zone district from A2 to AR would allow for a smaller tract size of 5.25 acres.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- 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 conformance with the Laramie County Comprehensive Plan and PlanCheyenne, with the type of development.

Agency review comments were regarding minor clerical errors on the zone change map. A revised map has been submitted addressing all comments. Public notice was provided per Section 1-2-104 of the Land Use Regulations. There was no public comment received.

Staff finds the applications are consistent with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *zone change* request, 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 4-2-100 of the Laramie County Land Use Regulations.

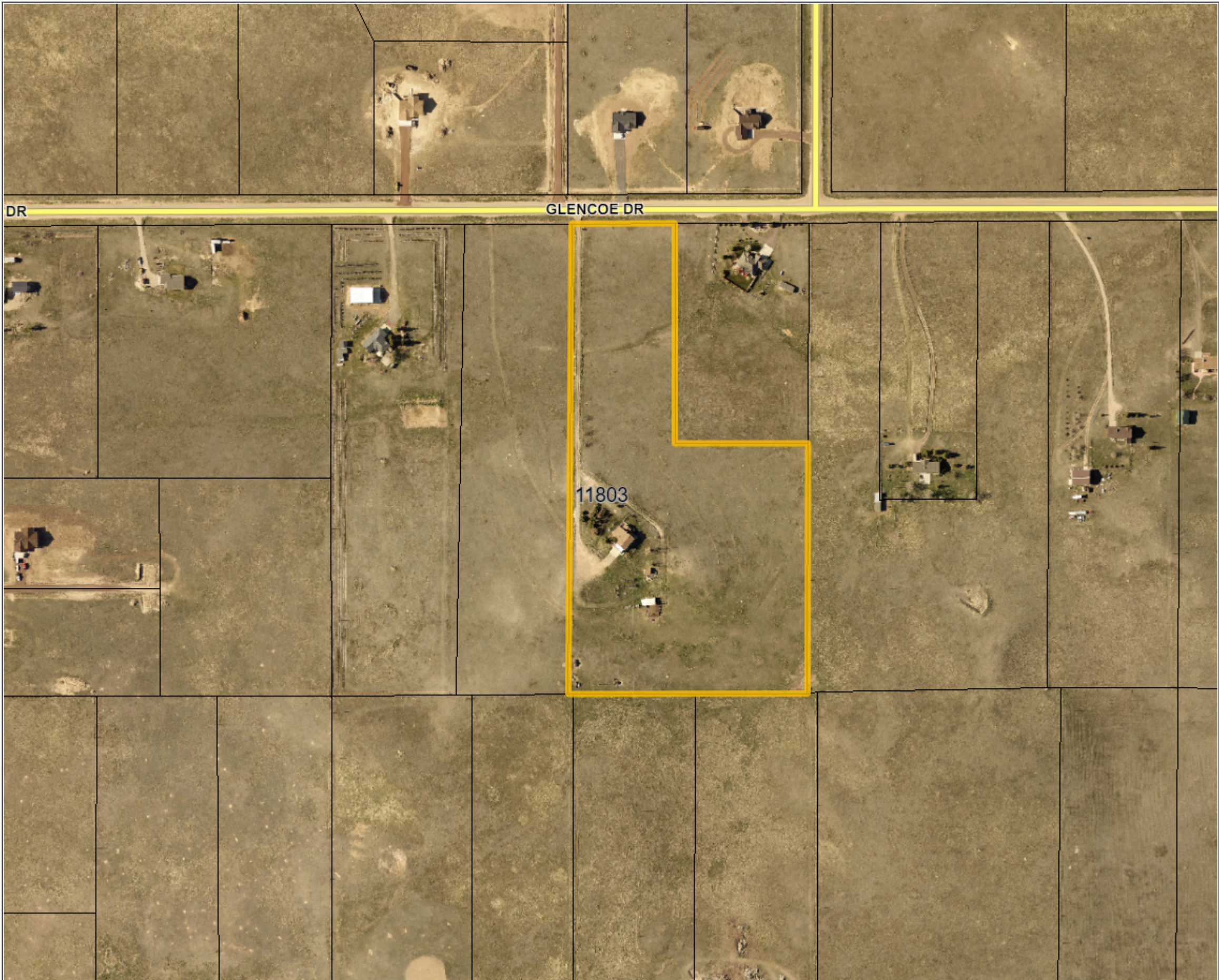
And that the Planning Commission recommend approval of a Zone Change from A1 to AR for a portion of the NE1/4 SW1/4 Section 16, T.14N., R.65W., of the 6th P.M., Laramie County, WY to the Laramie County Board of Commissioners with no conditions.

PROPOSED MOTION – ZONE CHANGE

I move to recommend approval of the Zone Change from A1 to AR for a portion of the NE1/4 SW1/4 Section 16, T.14N., R.65W., of the 6th P.M., Laramie County, WY to the Laramie County Board of Commissioners, and adopt the findings of facts a and b as shown on the attached ‘Exhibit A’ – Zone Change Map.

ATTACHMENTS

- Attachment 1: Property and Jurisdiction Map**
- Attachment 2: Combined Agency Comments Report**
- Attachment 3: Draft Resolution – Zone Change**
- Attachment 4: Resolution ‘Exhibit A’ - Zone Change Map**



Laramie County Wyoming
MapServer

11803 Glencoe Dr
AMEC Memo: Zone 2
Fire District: LCFA
SEO Control Area: Within
Comprehensive Plan: RM -
Rural Metro
PlanCheyenne: RR - Rural
Residential
Zone District: A1 -
Agricultural & Rural
Residential



- Interstate
- Major Road
- State Land
- Curt Gowdy State Park
- BLM Land



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.

Zone Change

Planners: Planners, Marissa Pomerleau Comments Attached 05/24/2022

1. The proposed tracts should be removed from the map with just existing conditions be shown.
2. Archer Estates, 10th Filing should be removed from the map. Only the existing legal description should be used as the new subdivision does not yet exist.
3. Remove the administrative replat language from the map.
Remove the notes at the top of the map.
4. The surrounding land uses must be shown on the map.

AGENCIES WITH NO COMMENT

County Assessor, County Attorney, County Real Estate Office, Intraoffice

AGENCIES WITH NO RESPONSE

County Clerk, County Treasurer

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A1 – AGRICULTURAL & RURAL RESIDENTIAL TO
AR – AGRICULTURAL RESIDENTIAL FOR A PORTION OF THE
NE1/4 SW1/4 SECTION 16, T.14N., R.65W., OF THE 6TH P.M.,
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 4-2-100 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 4-2-100 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from A1 to AR for a portion of the NE1/4 SW1/4 Section 16, T.14N., R.65W., of the 6th P.M., Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

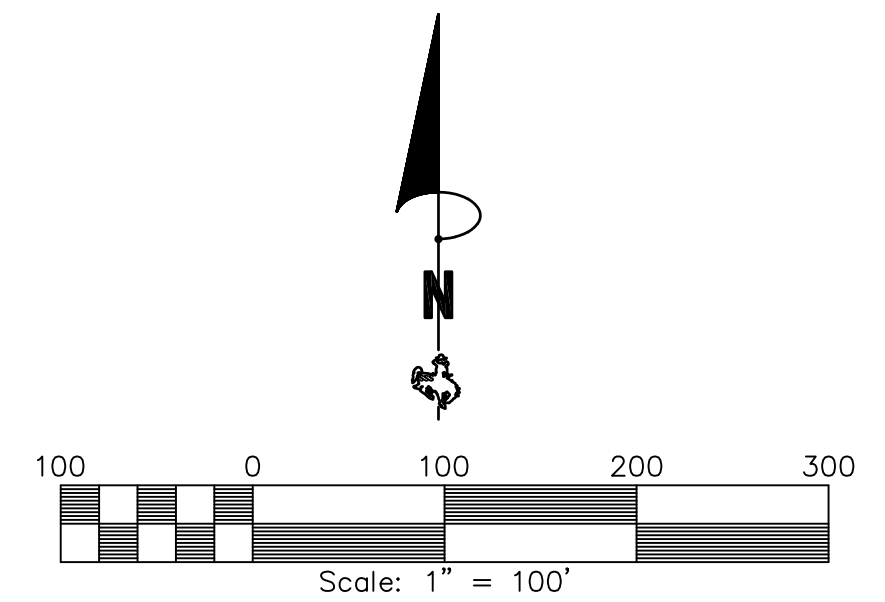
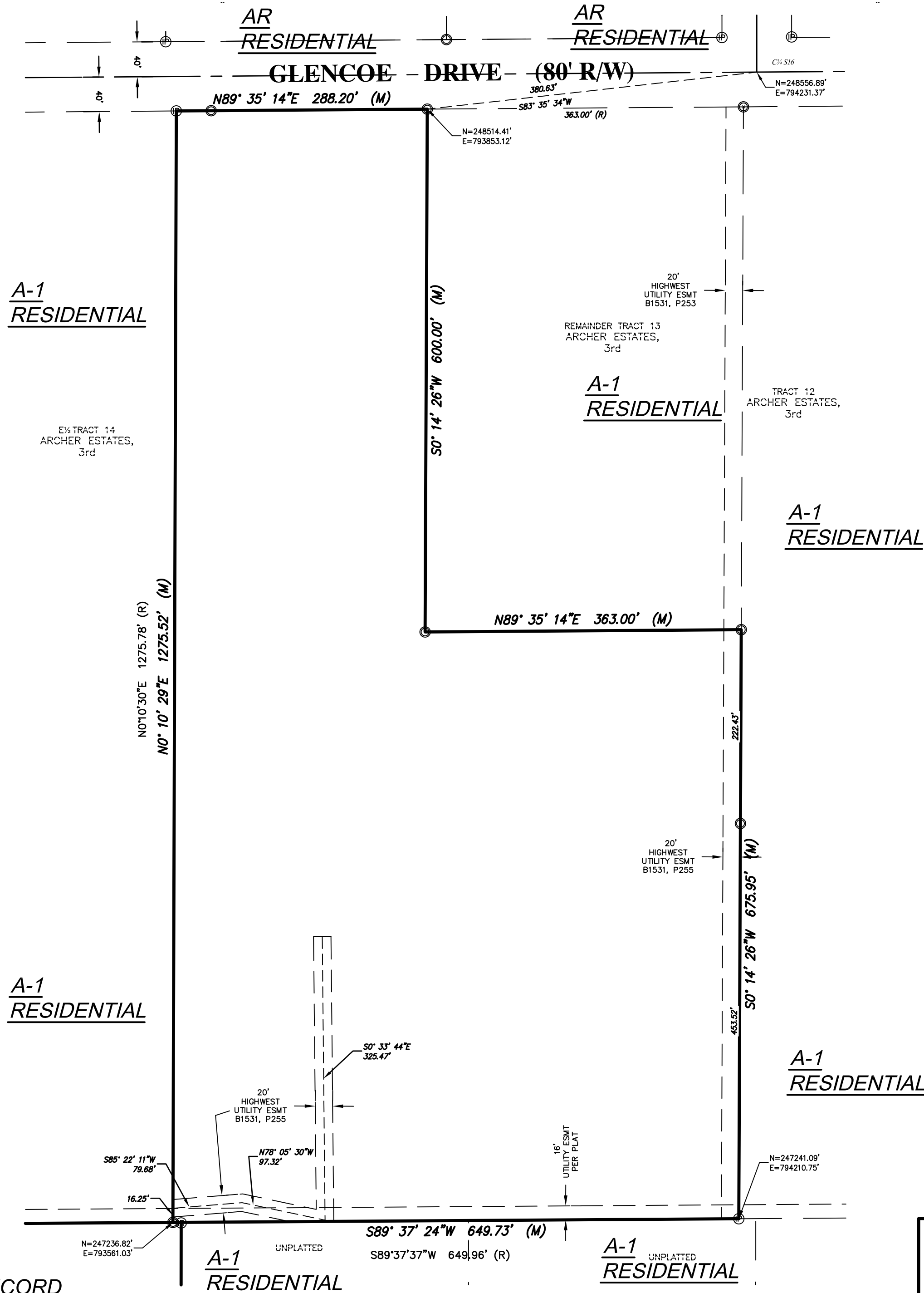
Reviewed and approved as to form:

Laramie County Attorney’s Office

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LEGEND

- SET 1½" ALUMINUM CAP
STAMPED "SSS P.L.S. 5910"
ON ¾" x 24" REBAR
- FOUND 1½" ALUMINUM CAP
STAMPED "SSS P.L.S. 5910"
- Ⓢ FOUND ¾" REBAR
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD



CURRENTLY ZONED A-1

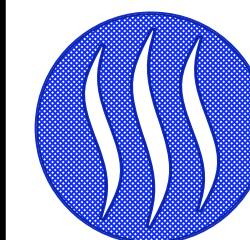
PROPOSED ZONING AR

14.04 ACRES FOR RESIDENTIAL USE

'Exhbit A'

ZONE CHANGE MAP FOR

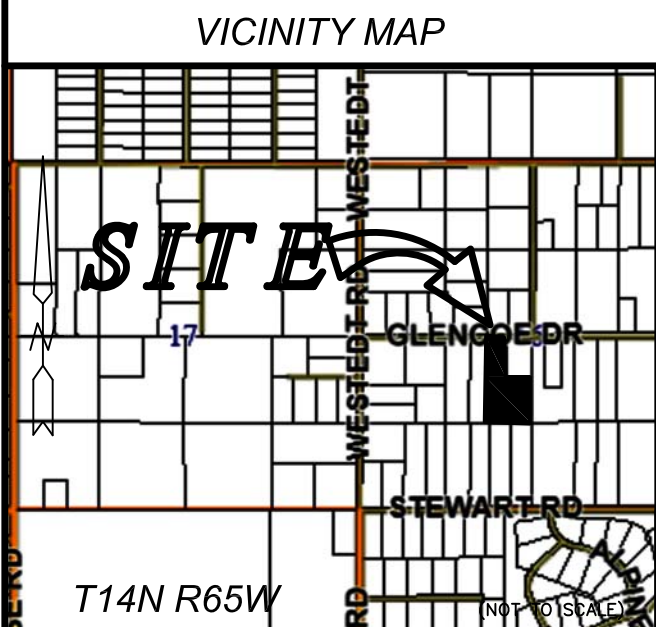
A PORTION OF TRACT 13,
ARCHER ESTATES, 3RD FILING,
SITUATE IN THE S½ OF SECTION 16,
T.14 N., R.65 W. OF THE 6th P.M.
LARAMIE COUNTY, WYOMING
PREPARED MAY, 2022



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

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www.SteilSurvey.com ○ info@SteilSurvey.com

REVISED: 6/2/2022
22163 S16-14-65 ADMIN PLAT.DWG



FILING RECORD