



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Nancy M. Trimble, Associate Planner

DATE: April 3, 2018

TITLE: Review and action on a Zone Change for Tract 3, Mountain View Homes Subdivision, Laramie County, WY, from LR – Low Density Residential to the Mountain View Homes PUD, and an amendment to the PUD.

EXECUTIVE SUMMARY

AVI, PC, on behalf of SW Self Storage LLC, has submitted a Zone Change application for Tract 3, Mountain View Homes Subdivision, located north of West College Drive on Southwest Drive.

BACKGROUND

The existing PUD (No. 130604-21) was approved by the Board on June 4, 2013, and is currently the governing document for the uses on Tract 4, Mountain View Homes Subdivision. An amendment to the PUD is proposed in order to include Tracts 3 and 4 of Mountain View Homes Subdivision, to be known as Lot 1, Block 1, Mountain View Homes Subdivision, 2nd Filing, for which a subdivision permit and plat application was submitted concurrently to combine the two tracts.

Pertinent Regulations

Section 1-2-103 (b) of the Laramie County Land Use Regulations governing required findings of the Planning Commission to recommend approval of a change in zone district.

Section 4-2-112 of the Laramie County Land Use Regulations, governing requirements for the PUD Planned Unit Development zone district.

DISCUSSION

The Laramie County Comprehensive Plan describes this area as best suited for Urban Rural Interface (URI), which accommodates a mixture of intensive land use areas.

PlanCheyenne contemplates Mixed-Use Residential Emphasis uses in this area. This category promotes self-supporting neighborhoods primarily containing a mix of housing densities with complementary Neighborhood Business Centers. These areas should include a mix of retail, offices, and light trade, to provide neighborhood business centers.

There are no proposed changes to the allowed uses of the site. The amendment to the PUD is intended solely to include the property being replatted and known as “Lot 1, Block 1, Mountain View Homes Subdivision, 2nd Filing”.

No agency comments were received specific to the zone change application. Staff requested clerical corrections to the PUD document. A revised document was submitted on February 23, 2018, referencing the correct lot and block number.

At the March 8, 2018 public hearing, the Laramie County Planning Commission found the application met criteria i. and iii. of Section 1-2-103(b) and recommended approval of the zone change request and PUD amendment by a vote of 4 – 0.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board 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 zone change is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

and that the Board approve the Zone Change for Tract 3, Mountain View Homes Subdivision, and the amendment of the Mountain View Homes PUD.

PROPOSED MOTION

I move to approve the Zone Change for Tract 3, Mountain View Homes Subdivision, Laramie County, WY, and the amendment of the Mountain View Homes PUD, 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 – Revised 2/20/18**
- Attachment 7: Existing PUD No. 130604-21**
- Attachment 8: Resolution**
- Attachment 9: Resolution Attachment “1” – PUD Document (Revised 2/23/18)**
- Attachment 10: Resolution Exhibit "A" – PUD Map**

Laramie County, Wyoming




MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING


Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)




Location Map

 Subject Property

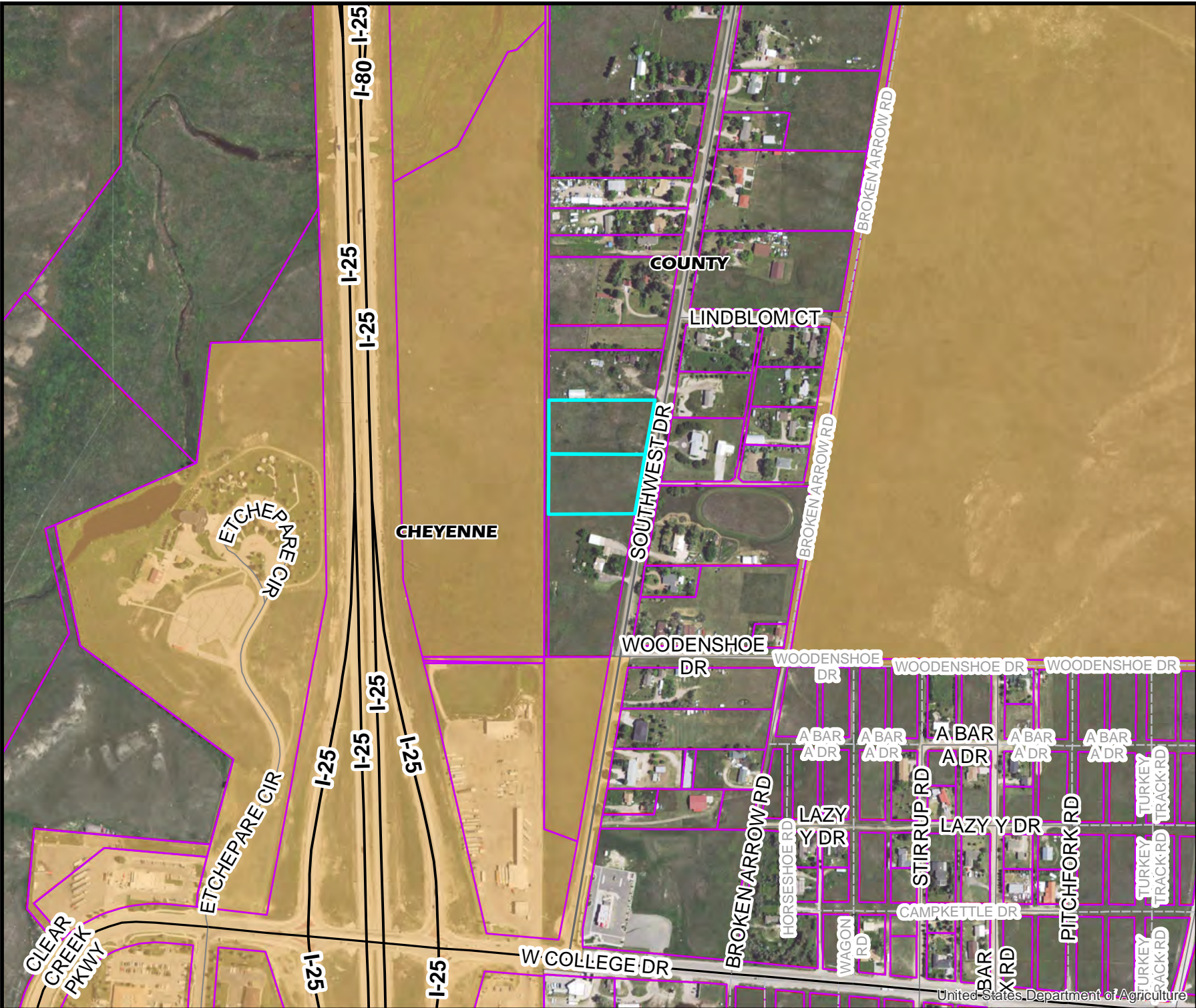
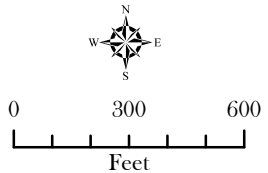
Legend

 Property Lines

Cities & Towns

TOWN	
	ALBIN
	BURNS
	CHEYENNE
	PINE BLUFFS

Printed on January 30, 2018



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




MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING

Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)

Aerial Map





 Subject Property

Legend

 Property Lines

Cities & Towns

TOWN

-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

Printed on January 30, 2018



0 150 300
Feet

United States Department of Agriculture



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Comprehensive Plan Map

A horizontal number line with tick marks at 0, 150, and 300. The word "Feet" is written below the line.

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




MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING

Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)

PlanCheyenne
Map















 Subject Property

Legend

 Property Lines

PlanCheyenne (2014)

NEW_FLUP

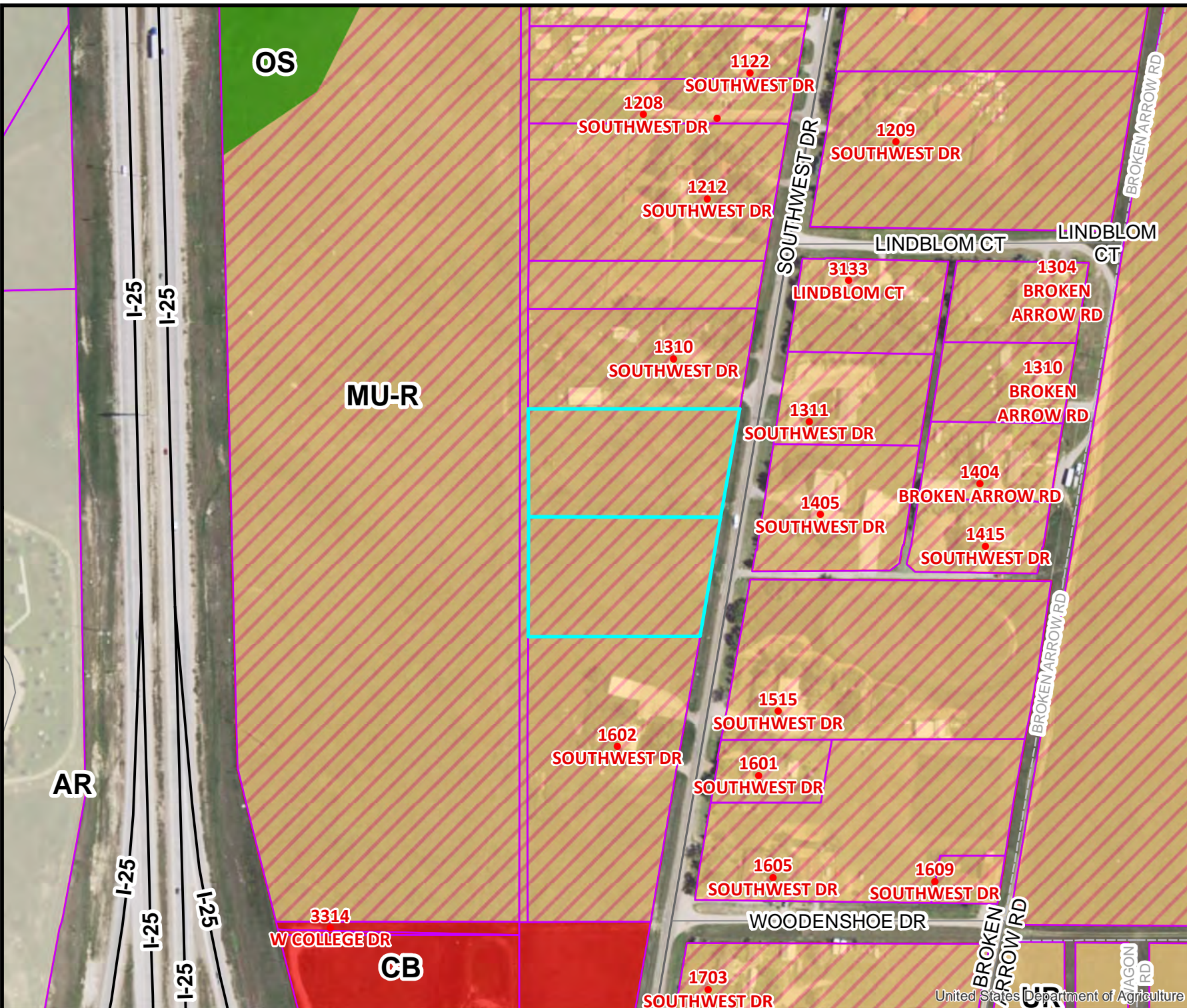
-  Agriculture/Rural
-  Rural Residential
-  Urban Transition Residential
-  Urban Residential
-  Mixed-use Residential
-  MU-E
-  Industrial
-  Mixed-use Commercial
-  Community Business
-  Central Business District
-  Public and Quasi-Public
-  PUB-FED
-  Open Space and Parks
-  ROW

Printed on January 30, 2018



0 150 300
Feet

United States Department of Agriculture



Laramie County, Wyoming



MOUNTAIN VIEW HOMES SUBDIVISION 2ND FILING





Zone Change and
Subdivision Permit
& Plat

PZ-18-00011(12)

Current Zoning
Map

 Subject Property

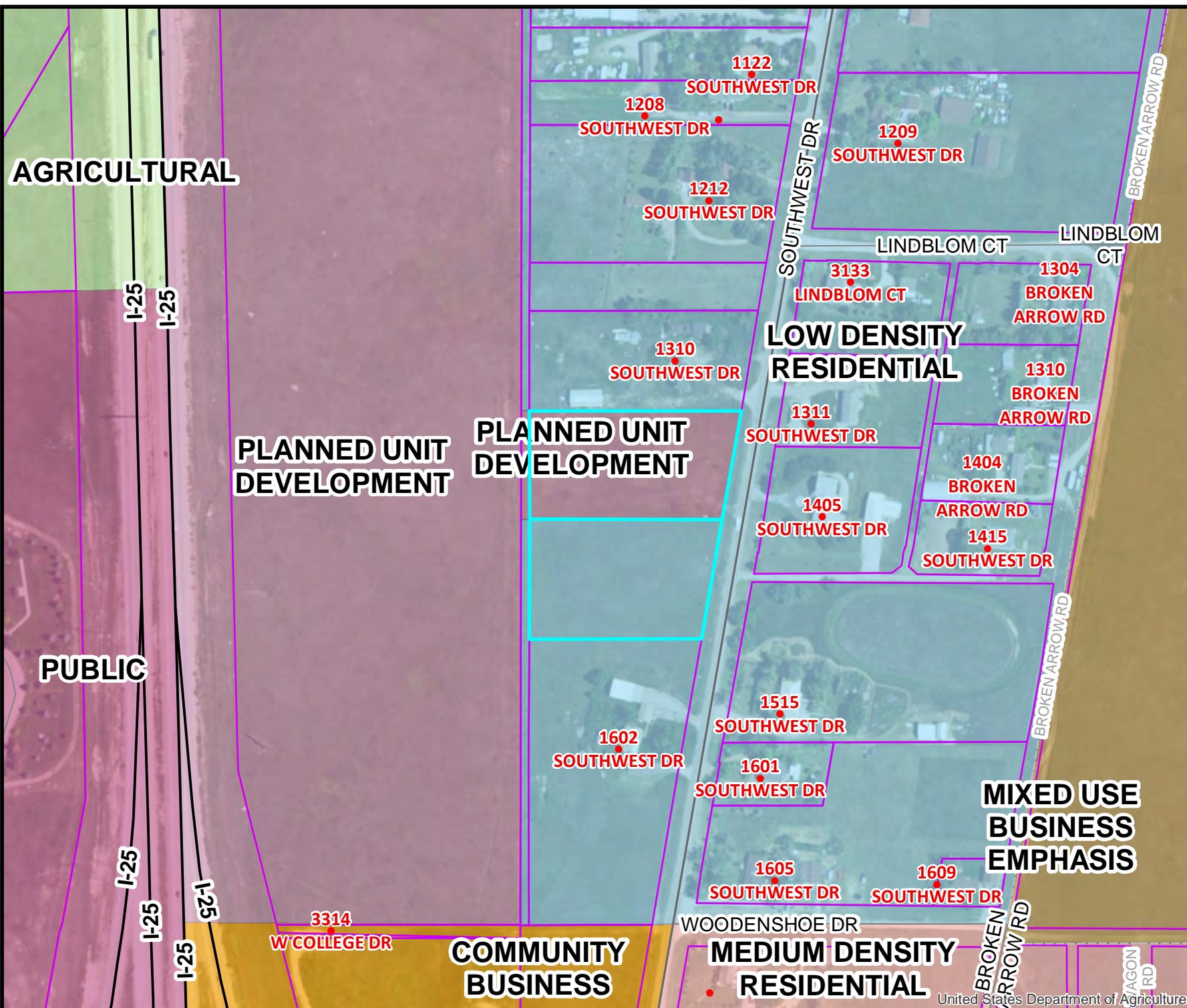
Legend

-  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)

Printed on January 30, 2018



0 150 300
Feet



United States Department of Agriculture

PZ-18-00011(12) Mountain View Homes ZC (PUD) & Subdivision Permit/Plat (02)

REVISED 02.20.18

County Engineer: Scott Larson COMMENTS ATTACHED 02/13/2018

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study at this time.
2. The plat drawing appears to meet the requirements and therefore, I have no comments on the drawing.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

01/31/2018

WY DEQ Chapter 3

201 Area Facility Management Plan

The proposed water system may be required to obtain permits through the Wyoming DEQ Water Quality Division. Contact the Wyoming DEQ for more information.

This property is proposing to connect to the Cheyenne Board of Public Utilities public sewer system.

Planners: Nancy Trimble COMMENTS ATTACHED 02/20/2018

With regard to the PUD document, references to Tract 4 (Section 2 xii and xiii) shall be revised to state "Lot 1, Block 1".

Agencies responding with No Comment: Cheyenne MPO, County Assessor, County Public Works Dept., Combined Communications Center, Building Dept.

Agencies not responding: Cheyenne Development Services, County Real Estate Office, County Treasurer, Emergency Management, Fire District No. 1, Sheriff's Office.

ENTITLED: A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM LR – LOW DENSITY RESIDENTIAL TO PUD – PLANNED UNIT DEVELOPMENT FOR MOUNTAIN VIEW HOMES SUBDIVISION: TRACT 4, 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 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; and

WHEREAS, the Laramie County Board of Commissioners finds 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; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

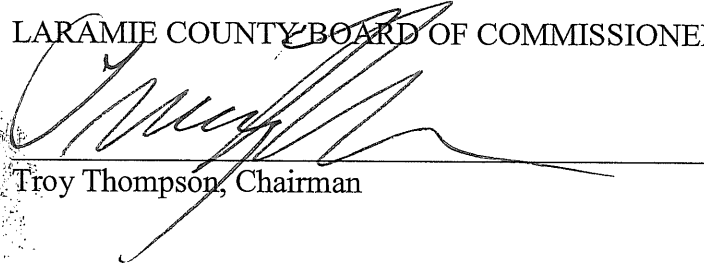
- a. This application meets the criteria for a zone change in section 1-2-103(b) and is in conformance with section 4-2-112 of the Laramie County Land Use Regulations.

and that the Board approves a change in zone district from LR – Low Density Residential to PUD – Planned Unit Development for Mountain View Homes Subdivision: Tract 4, Laramie County, WY, as designated in the PUD map Exhibit “A” included with PUD document Attachment “1”, with the following condition:


1. The clerical error on the zone change map shall be corrected prior to recordation.

PRESENTED, READ AND ADOPTED THIS 4th **DAY OF** June, 2013.

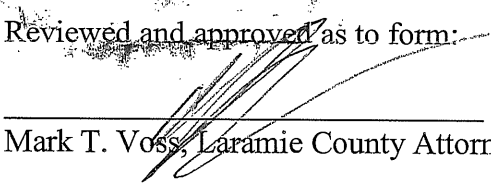
LARAMIE COUNTY BOARD OF COMMISSIONERS


Troy Thompson, Chairman


ATTEST:


Debra K. Lathrop, Laramie County Clerk

Reviewed and approved as to form:


Mark T. Voss, Laramie County Attorney

**LARAMIE
COUNTY**

JUN 17 2013

**PLANNING & DEVELOPMENT
OFFICE**


RECORDED 6/06/2013 AT 2:35 PM REC# 617154 BK# 2341 PG# 756
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3

*C. Planning
4/22/2013
4/22/2013*

Attachment "1"

The purpose of this Planned Unit Development (PUD) is to allow for the orderly development and redevelopment of property on Tract 4 of Mountain View Homes Subdivision, Laramie County, Wyoming.

Section 1:

Uses by Right:

- i. All uses allowed by right in the most current edition of the Laramie County Land Use Regulations, (LCLUR) for Low Density Residential (LR) Zone District.
- ii. Storage facility
- iii. Office uses under 2000 square feet when associated with a primary permitted use.

Section 2:

The following restrictions shall apply to all property in this PUD:

- i. Maximum site coverage shall be less than 75% of the total property area.
- ii. The maximum building height shall be limited to 50 feet.
- iii. Setbacks shall conform to the LR Zone District setbacks.
- iv. Site plan approval shall be required for any non-residential uses.
- v. All signs shall be in accordance with the LCLUR for the MU (Mixed Use) Zone District.
- vi. Security, including fencing, cameras and lighting shall be designed so as to not disturb the residential nature of the neighborhood. Lighting shall be downcast and shielded.
- vii. Landscaping shall meet requirements of the LCLUR.
- viii. All existing easements for utilities will remain in effect.
- ix. The building and construction standards shall comply with those requirements set forth by Laramie County and the State of Wyoming at the time of construction.
- x. Non-residential structures shall be designed to reflect the residential character of the area. Pitched roofs, brick, neutral colors, windows and a main front entrance are encouraged along the Southwest Drive frontage.
- xi. Minimum lot area shall be in conformance with the LR Zone District for residential uses. For all other uses, minimum lot size is 20,000sf.
- xii. Only one driveway to Southwest Drive shall be permitted for Tract 4.
- xiii. Public improvements, including asphalt widening, curb & gutter, sidewalk, and drainage culverts may be required with the development of Tract 4.
- xiv. All fencing shall be in conformance with the LCLUR standards for residential districts.

Section 3:

Additional considerations:

- i. The following uses are prohibited:
 - a. Outdoor storage
 - b. Manufactured Housing Parks
 - c. Mobile homes, residential
 - d. Commercial business

See Exhibit "A" – PUD Map

RESOLUTION # _____

ENTITLED: A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM LR – LOW DENSITY RESIDENTIAL TO PUD - PLANNED UNIT DEVELOPMENT FOR TRACT 3, MOUNTAIN VIEW HOMES SUBDIVISION, LARAMIE COUNTY, WY, AND TO HEREBY AMEND THE MOUNTAIN VIEW HOMES PUD TO INCLUDE THE PROPERTY TO BE REPLATTED AND KNOWN AS “LOT 1, BLOCK 1, MOUNTAIN VIEW HOMES SUBDIVISION, 2ND FILING.

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 have previously adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a zone map amendment pursuant to 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; and

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 zone change is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

and the Board approves a change in zone district for Tract 3, Mountain View Homes Subdivision, Laramie County, WY, and an amendment to the Mountain View Homes PUD, as reflected in the Exhibit "A" PUD Map included with the Attachment "1" PUD Document.

PRESENTED, READ, AND ADOPTED this _____ day of _____, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney

Attachment “1”

The purpose of this Planned Unit Development (PUD) is to allow for the orderly development and redevelopment of property on Tracts 3 & 4 of Mountain View Homes Subdivision to be replatted and known as Lot 1, Block 1, Mountain View Homes Subdivision, 2nd Filing, Laramie County, Wyoming.

Section 1:

Uses by Right:

- i All uses allowed by right in the most current edition of the Laramie County Land Use Regulations, (LCLUR) for Low Density Residential (LR) Zone District.
- ii Storage facility.
- iii Office uses under 2000 square feet when associated with a primary permitted use.

Section 2:

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- i Maximum site coverage shall be less than 75% of the total property area.
- ii The maximum building height shall be limited to 50 feet.
- iii Setbacks shall conform to the LR Zone District setbacks.
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- xi Minimum lot area shall be in conformance with the LR Zone District for residential uses. For all other uses, minimum lot size is 20,000sf.
- xii Only one driveway to Southwest Drive shall be permitted for Lot 1, Block 1.
- xiii Public improvements, including asphalt widening, curb & gutter, sidewalk, and drainage culverts may be required with the development of Lot 1, Block 1.
- xiv All fencing shall be in conformance with the LCLUR standards for residential districts.

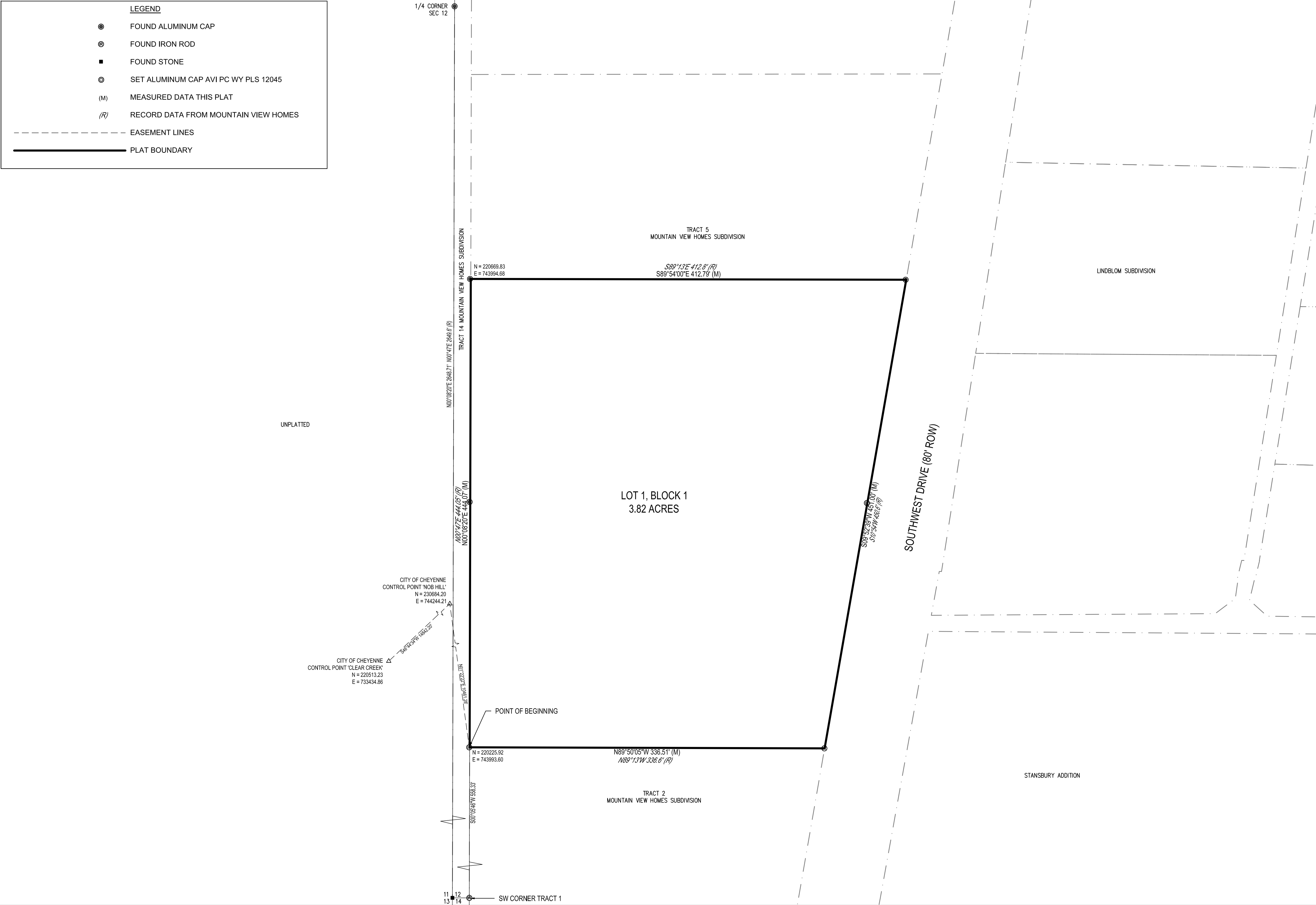
Section 3:

Additional considerations:

- i The following uses are prohibited:
 - a. Outdoor storage
 - b. Manufactured Housing Parks
 - c. Mobile homes, residential
 - d. Commercial business

See Exhibit “A”- PUD Map

H:\4074_SUBPRTSW\PLANNING\4074 PUD MAP 'EXHIBIT A'.dwg Feb 13, 2018 - 1:29pm Includes



LEGAL DESCRIPTION

THE FOLLOWING IS A LEGAL DESCRIPTION FOR A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY WYOMING, A REPLAT OF TRACTS 3 AND 4 OF MOUNTAIN VIEW HOMES SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND ALUMINUM CAP, SAID POINT BEING AT THE WEST CORNER COMMON TO TRACTS 2 AND 3 OF SAID MOUNTAIN VIEW HOMES SUBDIVISION; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACTS 3 AND 4 N00°08'20"E A DISTANCE OF 444.07 FEET TO A FOUND ALUMINUM CAP, SAID POINT BEING THE WESTERLY CORNER COMMON TO TRACTS 4 AND 5 OF SAID MOUNTAIN VIEW HOMES; THENCE ALONG THE PROPERTY LINE COMMON TO SAID TRACTS 4 AND 5 THENCE S89°54'00"E A DISTANCE OF 412.79 FEET TO A FOUND ALUMINUM CAP; SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF SOUTHWEST DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY S09°52'39"W A DISTANCE OF 451.00 FEET TO A FOUND ALUMINUM CAP; SAID POINT BEING ON THE PROPERTY LINE COMMON TO SAID TRACTS 2 AND 3; THENCE ALONG THE PROPERTY LINE COMMON TO SAID TRACTS 2 AND 3 N89°50'05"W A DISTANCE OF 336.51 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3.82 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT.

- PLAT NOTES:**
1. A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED AVI PC PLS 12045 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS DENOTED TO BE SET, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
 2. PORTIONS OF THE PLATTED BOUNDARY LIE WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY MAP NO. 56021C1351F WITH AN EFFECTIVE DATE OF JANUARY 2007.
 3. FIRE PROTECTION IS PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 1
 4. NO PUBLIC WATER. SEWER SYSTEM PROVIDED BY CHEYENNE BOARD OF PUBLIC UTILITIES.

VACATION STATEMENT

THIS PLAT VACATES ANY AND ALL TRACT LINES WITHIN THE BOUNDS OF THIS PLAT.

BASIS OF BEARINGS:

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901. TO CONVERT TO STATE PLAN COORDINATES ADD 100,000 FT TO THE NORTHING AND 500,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.9996555.

EXAMPLE POINT 100
GROUND NORTHING = 61979.187
GROUND EASTING = 48199.569
N = (61979.187+100000)'SF = 161923.385
E = (48199.569 + 500000)'SF = 548010.714
STATE PLANE NORTHING = 161923.385
STATE PLANE EASTING = 548010.714

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS ____ DAY OF ____, 20__.

MAYOR CITY CLERK

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF ____, 20__.

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS ____ DAY OF ____, 20__.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS COUNTY CLERK

CERTIFICATE OF SURVEYOR

I ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A FINAL PLAT SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.



PUD MAP 'EXHIBIT A'
FOR
MOUNTAIN VIEW HOMES
SUBDIVISION, 2ND FILING

A REPLAT OF TRACTS 3 AND 4 OF MOUNTAIN VIEW HOMES SUBDIVISION BEING SITUATED IN A PORTION OF THE SW $\frac{1}{4}$ SECTION 12 TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED FEBRUARY 2018

NO.	REVISION	DATE

PREPARED FOR:
SW SELF STORAGE LLC

PROJECT:
**MOUNTAIN VIEW HOMES SUBDIVISION
2ND FILING**

DRAWING TITLE:
PUD MAP 'EXHIBIT A'



307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: Feb 13, 2018
DRAWN BY: CRJ
DESIGNED BY:
CHECKED BY: AED

JOB NO.: 4074

DRAWING NO. 1 OF 1