



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Brad Emmons, Laramie County Planning Director

**DATE:** May 15, 2018

**TITLE:** Review and action on a Zone Change from A1 (Agricultural and Rural Residential) to AR (Agricultural Residential) for Tract 9, Archer Estates 2<sup>nd</sup> Filing, Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Carolyn Brown, has submitted a Zone Change for Tract 9, Archer Estates 2<sup>nd</sup> Filing, to be subdivided and known as “Archer Estates 5<sup>th</sup> Filing”. The requested zone change from A1 to AR will allow a reduction in the minimum lot size requirement from 10 acres to 5 acres for the proposed subdivision of three (3) residential tracts averaging 6.83 gross acres.

This application is being run concurrently with a subdivision permit and plat. The subdivision permit and plat cannot be approved if the zone change is not approved, given the minimum lot size requirements.

### BACKGROUND

The subject property is approximately 20.48 gross acres located northwest of the intersection of Glencoe Drive and Archer Road. Should the zone change be approved, the proposed subdivision would establish one lot of 10.46 acres with an existing house at 7102 Archer Road and two lots for future residences of 5.01 gross acres each.

### **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 designates this area as RM (Rural Metro), located generally outside the Urban Interface of Cheyenne, and including the areas within the Metropolitan Planning Organization (MPO) boundaries. The areas outside this boundary may be a mix of residential and neighborhood oriented services, where buffering of dissimilar uses is essential. Average residential developments may be 2.5 – 5 acres depending on availability of services.

PlanCheyenne contemplates Rural Residential uses for this property. This category provides a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery. The Rural Residential category includes a mix of rural and residential uses and is not intended to be an area for intensive future residential development. The primary use in this category is single family residences on individual large lots, where farm animals and horses are permitted, and clustering is encouraged.

Current zoning for this property is A1 (Agricultural and Rural Residential), which requires a minimum lot size of 10 acres for any use. A zone change to the AR (Agricultural Residential) district is being requested to allow the tracts in the proposed subdivision to meet the minimum lot size requirements of 5 gross acres. Surrounding properties are zoned A1 and A2, range in size from approximately 2.5 to 18+ acres, and are primarily single-family residential in use.

Public notice was published, and neighbor notice letters were mailed. Staff received no comments from adjacent landowners. Agency reviews were combined for the zone change and subdivision permit & plat applications. Comments received pertain to the plat and shall be addressed accordingly.

At the April 26, 2018 public hearing, the Laramie County Planning Commission found the application met criteria i. of Section 1-2-103(b) and recommended approval of the zone change request by a vote of 3 – 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 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 Board approve a Zone Change from A1 (Agricultural and Rural Residential) to AR (Agricultural Residential) for Tract 9, Archer Estates 2<sup>nd</sup> Filing, Laramie County, WY, to be subdivided and platted as “Archer Estates 5<sup>th</sup> Filing”.**

## **PROPOSED MOTION**

**I move to approve a Zone Change from A1 (Agricultural and Rural Residential) to AR (Agricultural Residential) for Tract 9, Archer Estates 2<sup>nd</sup> Filing, Laramie County, WY, to be subdivided and platted as “Archer Estates 5<sup>th</sup> Filing”, and adopt the findings of facts a and b of the staff report.**

## **ATTACHMENTS**

**Attachment 1: Aerial Map**

**Attachment 2: Comprehensive Plan Map**

**Attachment 3: PlanCheyenne Map**

**Attachment 4: Current Zoning Map**

**Attachment 5: Resolution**

**Attachment 6: Resolution Exhibit ‘A’ - Zone Change Map**

# Laramie County, Wyoming



## Archer Estates 5th Filing Zone Change Subdivision Permit & Plat

PZ-18-00051(52)

Aerial Map

### Legend

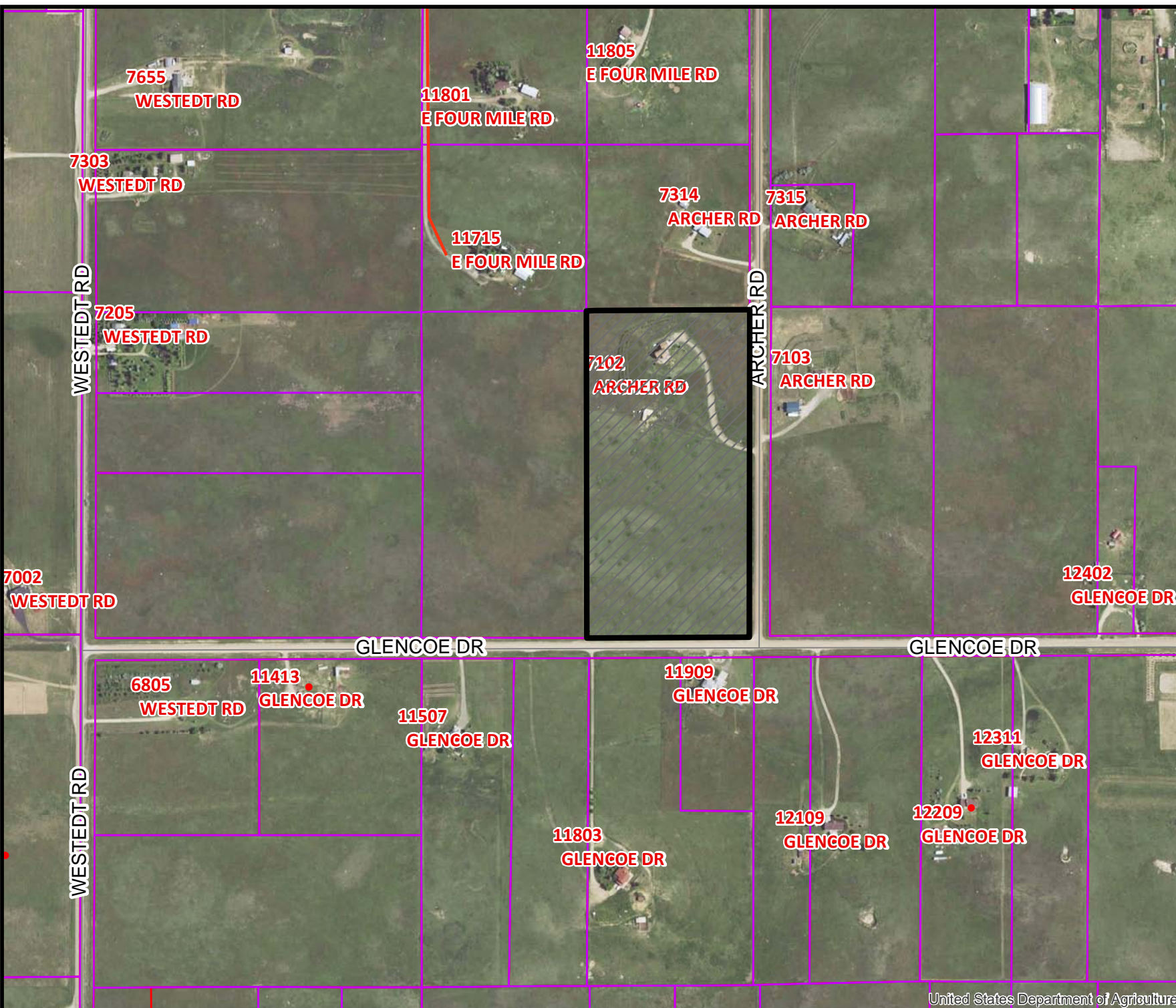
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- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Assessment Boundary
- Subject Property

Printed on March 22, 2018



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United States Department of Agriculture





# Laramie County, Wyoming



## Archer Estates 5th Filing Zone Change Subdivision Permit & Plat

PZ-18-00051(52)

## Comprehensive Plan

### Legend

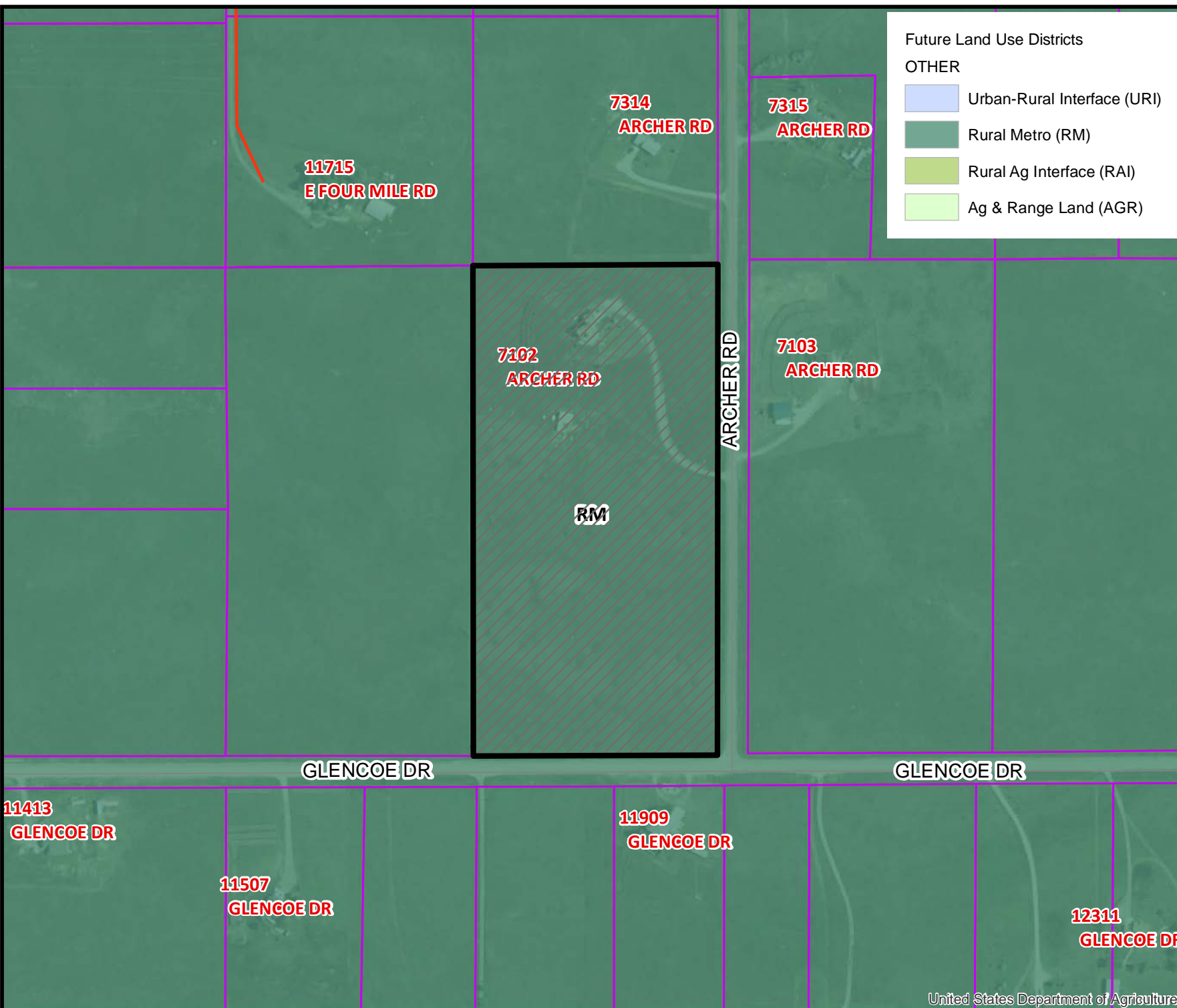
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- Future Land Use Districts
- OTHER
- Urban-Rural Interface (URI)
  - Rural Metro (RM)
  - Rural Ag Interface (RAI)
  - Ag & Range Land (AGR)



United States Department of Agriculture

# Laramie County, Wyoming



## Archer Estates 5th Filing Zone Change Subdivision Permit & Plat

PZ-18-00051(52)

PlanCheyenne  
Map

### Legend

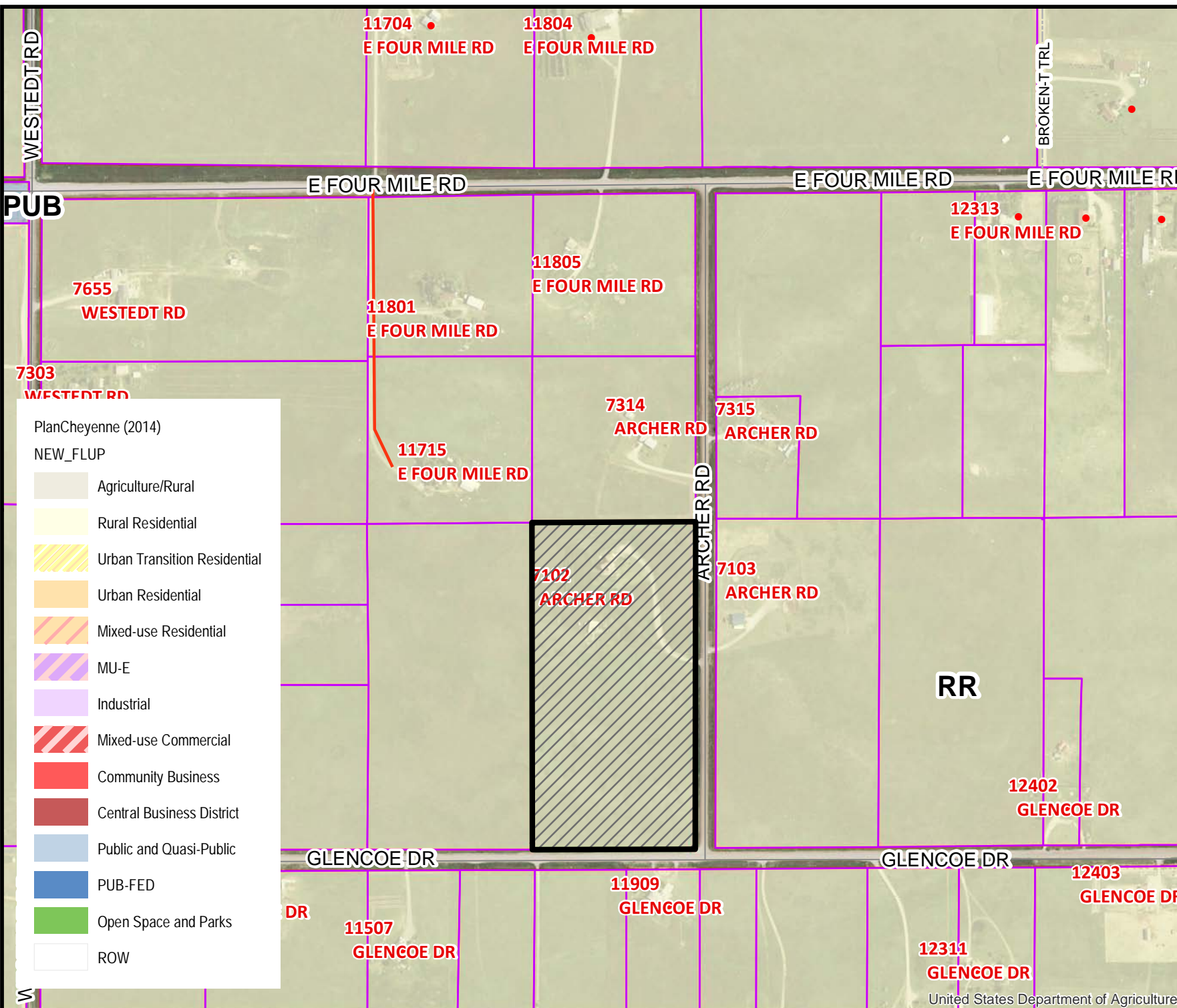
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United States Department of Agriculture



# Laramie County, Wyoming



## Archer Estates 5th Filing Zone Change Subdivision Permit & Plat

PZ-18-00051(52)

### Current Zoning Map

### Legend

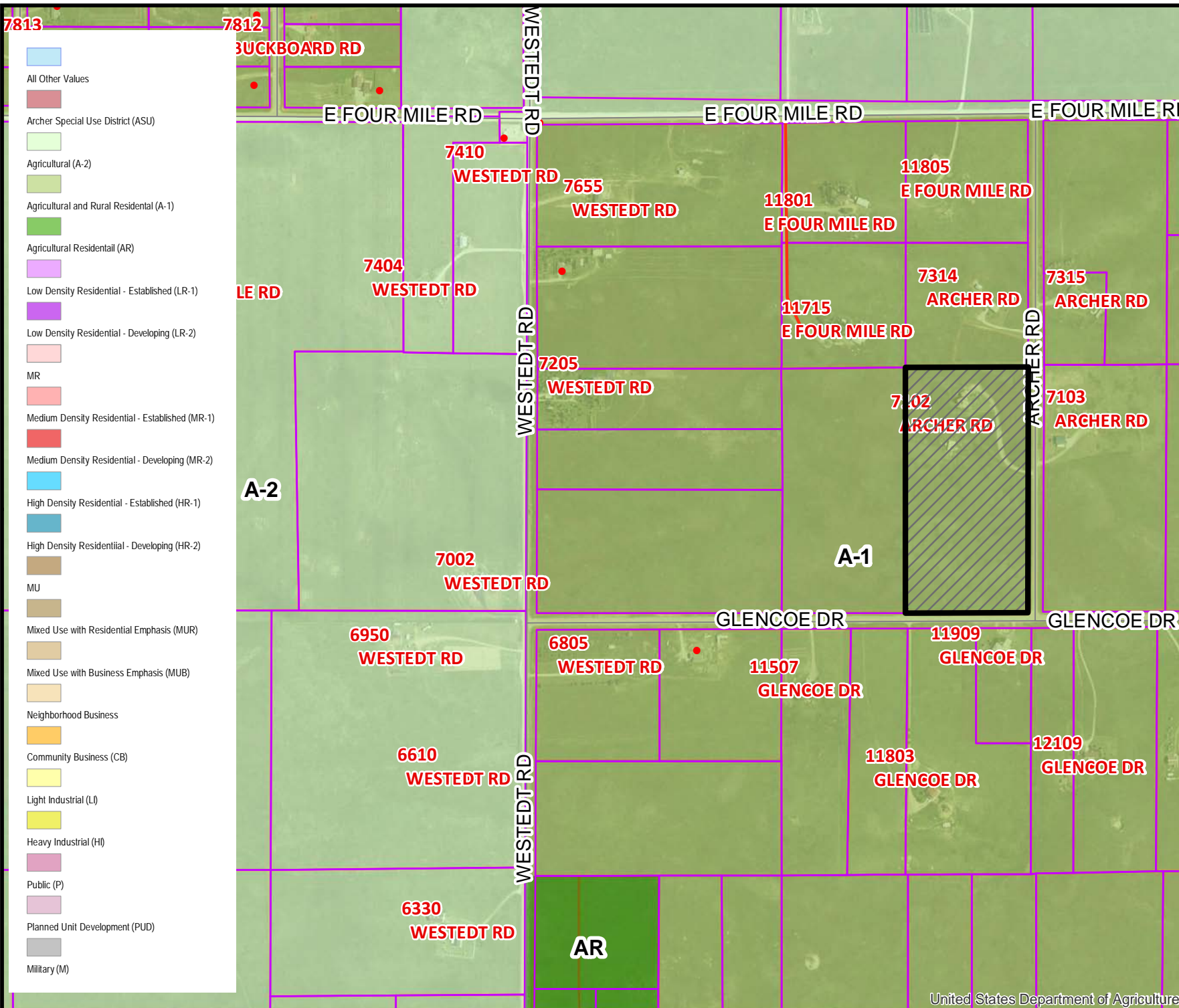
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- Assessment Boundary
- Subject Property

Printed on March 22, 2018



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**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM  
A1 (AGRICULTURAL AND RURAL RESIDENTIAL) TO AR (AGRICULTURAL  
RESIDENTIAL) FOR TRACT 9, ARCHER ESTATES 2<sup>ND</sup> FILING,  
LARAMIE COUNTY, WY,  
TO BE SUBDIVIDED AND PLATTED AS “ARCHER ESTATES 5<sup>TH</sup> 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 adopted 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; 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

**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 that the Board approves a Zone Change from A1 (Agricultural and Rural Residential) to AR (Agricultural Residential) for Tract 9, Archer Estates 2<sup>ND</sup> Filing, Laramie County, WY, as shown on Exhibit “A”, attached, to be subdivided and platted as “ARCHER ESTATES 5<sup>TH</sup> FILING”.**

**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:

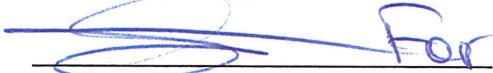
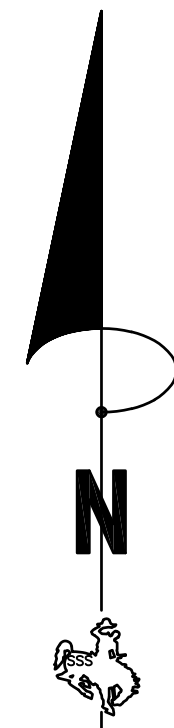
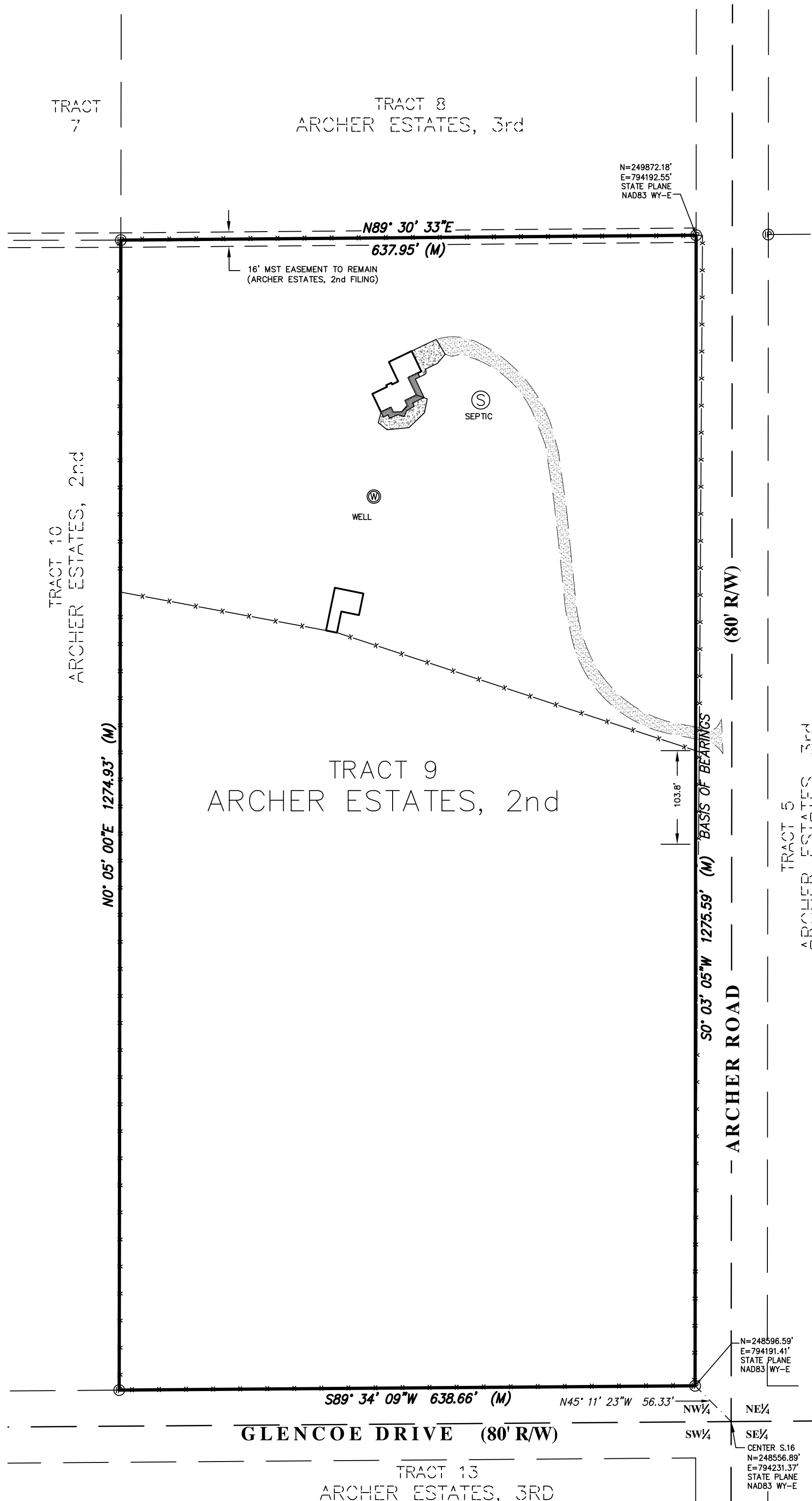
  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney

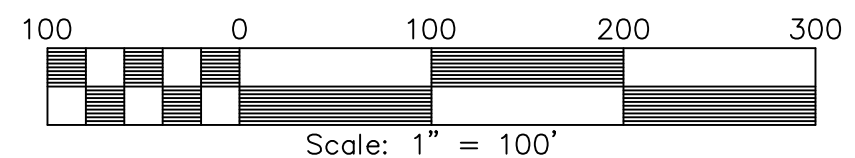


EXHIBIT 'A'



LEGEND

- ⊕ FOUND 1½" IRON PIPE
- ⊙ SET 1½" ALUMINUM CAP STAMPED  
"SSS P.L.S. 5910" ON ⅝" x 24" REBAR.
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER ARCHER ESTATES 2ND



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

GENERAL INFORMATION

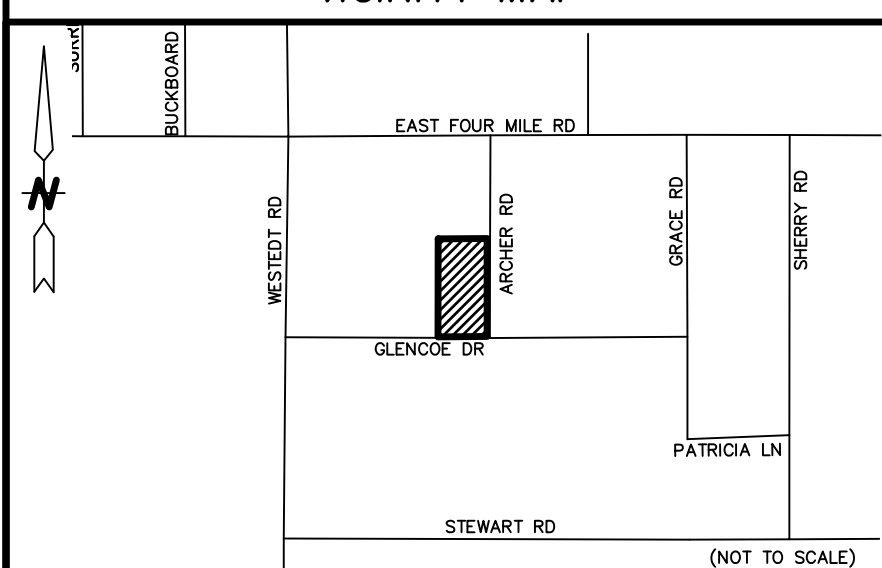
TOTAL SITE AREA :  
NET: ±18.69 ACRES  
GROSS: (20.48 ACRES)

NUMBER OF PROPOSED LOTS: 3  
(ARCHER ESTATES, 5th FILING)  
NUMBER OF RESIDENTIAL LOTS: 3  
AVERAGE LOT SIZE (DENSITY) : 6.21 ACRES  
(6.82 GROSS)  
(ARCHER ESTATES, 5th FILING)

EXISTING ZONE DISTRICT:  
A-1 - AGRICULTURAL

PROPOSED ZONE DISTRICT:  
AR - AGRICULTURAL-RESIDENTIAL

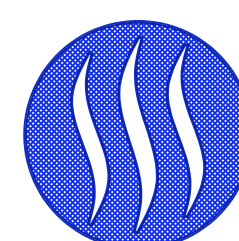
VICINITY MAP



ZONE CHANGE  
MAP

FOR TRACT 9,  
ARCHER ESTATES, 2nd FILING  
SITUATED IN THE  
SE¼NW¼, SECTION 16,  
T.14N, R.65W., 6th P.M.  
LARAMIE COUNTY, WYOMING

PREPARED FEBRUARY, 2018



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

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756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789  
www.SteilSurvey.com ○ info@SteilSurvey.com

REVISED: 04/16/18

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