MEMORANDUM

TO: **Laramie County Board of Commissioners**

FROM: **Seth Frentheway, Associate Planner**

DATE: **September 4, 2018**

TITLE: **Review and action on a Zone Change from A2 - Agricultural to AR - Agricultural Residential for Destin Heights, located in a portion of Section 24, T.14N., R.66W., of the 6th P.M. Laramie County, WY.**

EXECUTIVE SUMMARY

Steil Surveying, on behalf of Land Investment, LLC, has submitted a Zone Change application for "Destin Heights" located south & west of the intersection of Christensen Rd & Beckle Rd. The purpose of the application is to change the zone district from A2 - Agricultural to AR - Agricultural Residential to prepare for a subdivision of the approximately 105 acres into (20) 5-acre single-family residential tracts.

BACKGROUND

Upon approval of the zone change by the Board, a Subdivision Permit and Plat application submittal would be required for the proposed subdivision. The applicant has provided a preliminary map, which is attached. The approval of the Subdivision Permit and Plat application cannot be approved if the Zone Change is denied.

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 URI (Urban Rural Interface), 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. Large lot, low density residential or intensive agricultural uses are generally less suitable.

PlanCheyenne contemplates Rural Residential uses for this property. The Rural Residential category emphasizes a mix of rural and residential uses and is not intended to be an area for intensive future residential development. Primary uses include single family residences on individual large lots; clustering is encouraged. New residential development in rural areas is generally one unit per 5-10 acres, depending on underlying zoning and availability of water.

The subject property is bordered by the AR zone district on the south, east and west, with the A1 - Agricultural and Rural Residential zone district to the north. Lot sizes vary in the area with the predominate size being approximately 5 acres. The proposed zone change request to AR for this application is consistent with plans and policies of Laramie County.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners.

The Laramie County Planning Commission held a public hearing of this application on August 23, 2018. Public comments were received at the hearing regarding the design of the proposed Preliminary Development Plan, road maintenance and fencing requirements. These development concerns should be addressed during the Subdivision Permit and Plat application process.

Per Section 1-2-103 (b) of the Laramie County Land Use Regulations, the Planning Commission must find at least one of three criteria in order to recommend approval of the zone change. The Planning Commission found that the application met criteria i, and recommended approval of the zone change request to the Board with a unanimous vote of 4 – 0 with the following condition:

1. Tract 21 and a portion of Tract 7, both owned by High West Energy, shall be excluded from the zone change map prior to recordation of the resolution.

A revised map was received on August 24, 2018 satisfying this condition, and is attached to the resolution as Exhibit A.

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.

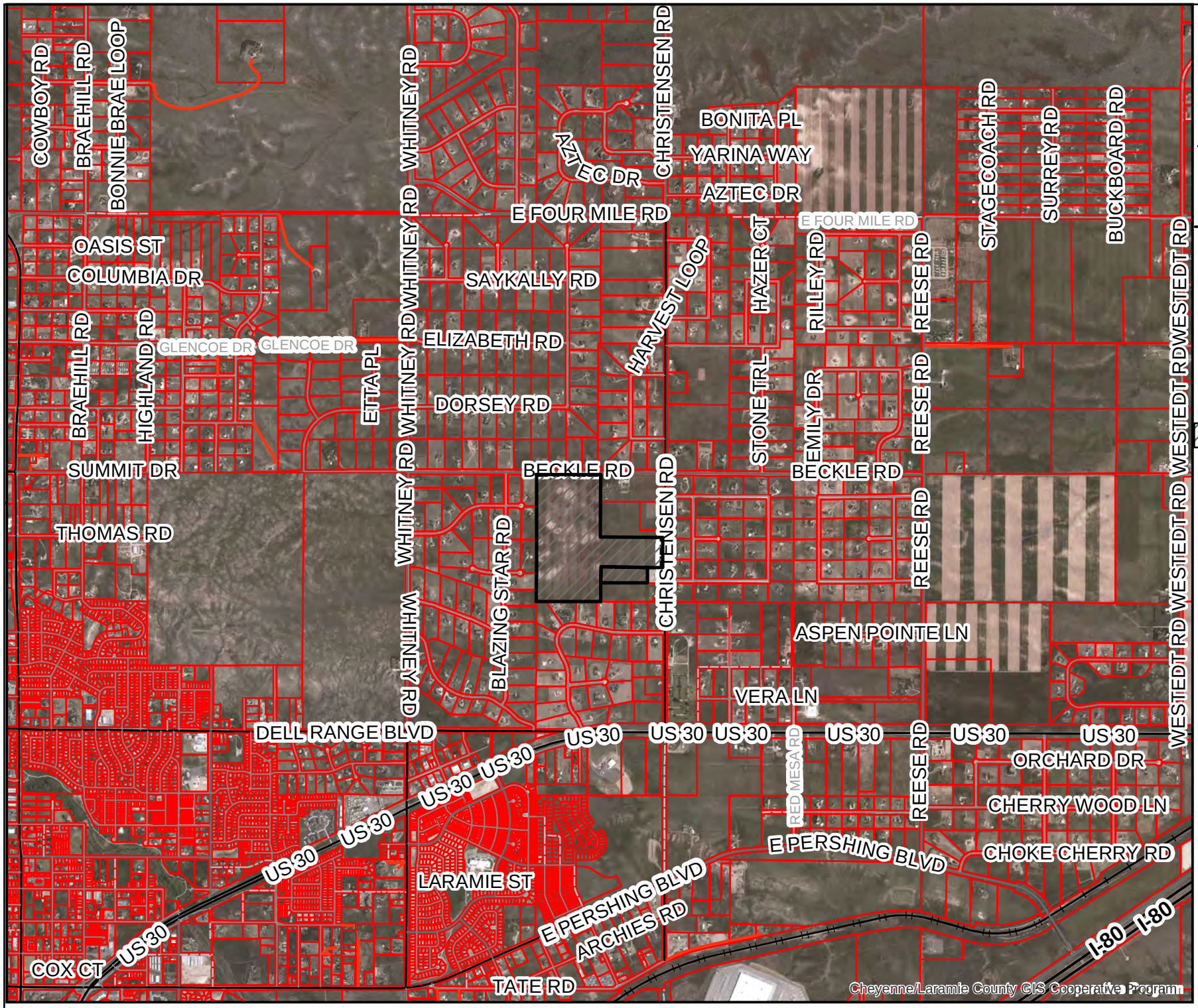
and that the Board approve a Zone Change from A2 - Agricultural to AR – Agricultural Residential for Destin Heights, located in a portion of Section 24, T.14N., R.66W., of the 6th P.M. Laramie County, WY.

PROPOSED MOTION

I move to recommend approval of a Zone Change from A2 - Agricultural to AR – Agricultural Residential for Destin Heights, located in a portion of Section 24, T.14N., R.66W., of the 6th P.M. Laramie County, WY, 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: Preliminary Development Plan
Attachment 7: Resolution
Attachment 8: Resolution Exhibit A - Zone Change Map revised 08.24.18



Laramie County, Wyoming

Destin Heights Zone Change

PZ-18-00164

Location Map

Legend

- Subject Property
- Streets

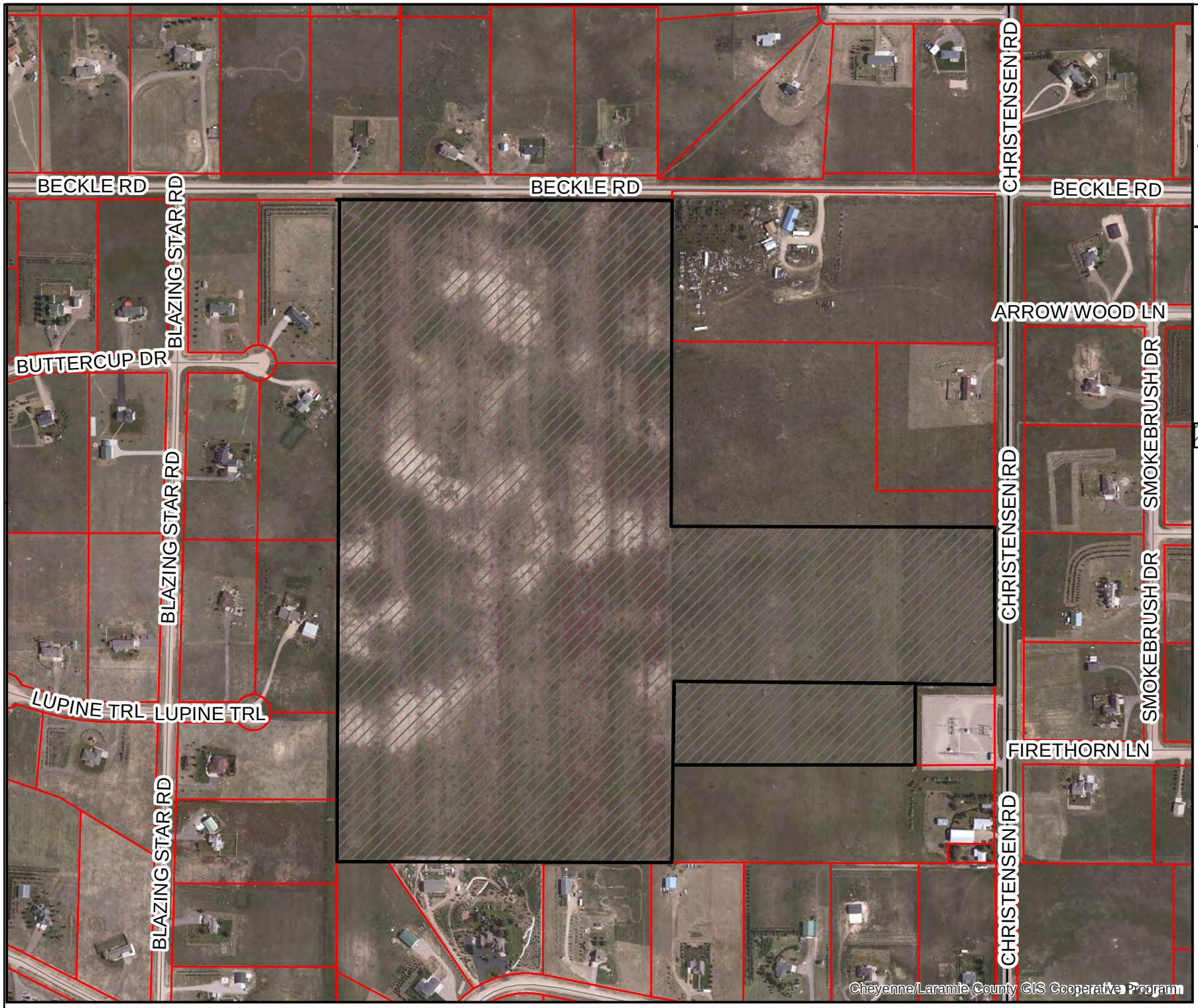
Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Rail Road
- Driveway
- Property Lines

Printed on August 14, 2018

0 1,500 3,000
Feet

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

Destin Heights Zone Change

PZ-18-00164

Aerial Map

Subject Property

Legend

Streets

Classification

- Arterial
- Collector
- Local

Property Lines

Printed on August 14, 2018

N W E S

0 300 600

Feet

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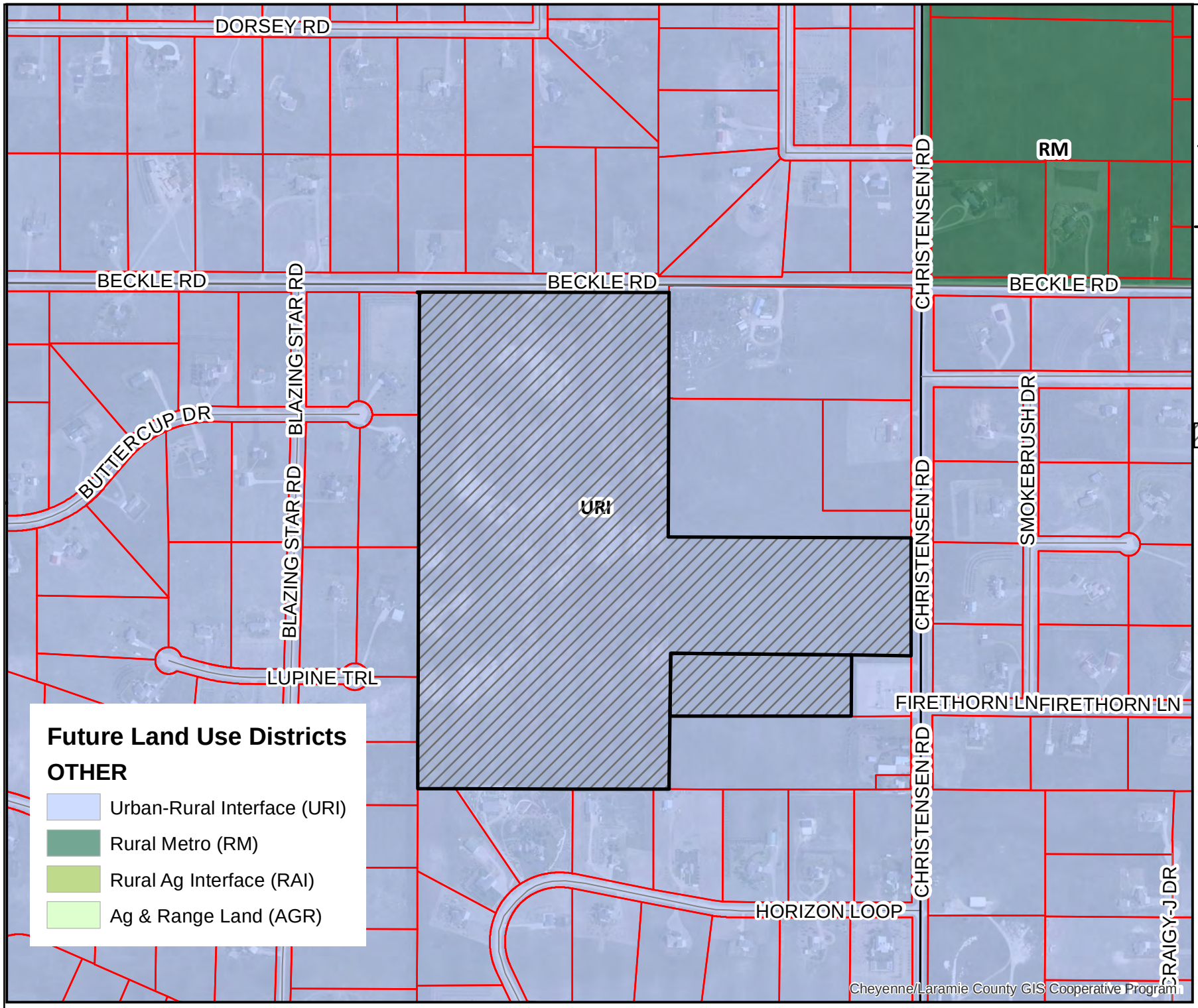

Laramie County, Wyoming

Destin Heights Pre Dev Plan

PZ-18-00162

Comp Plan Map

Subject Property

Legend

Streets

Classification

- Arterial
- Collector
- Local

Property Lines

Printed on August 14, 2018

N W E S

0 400 800

Feet

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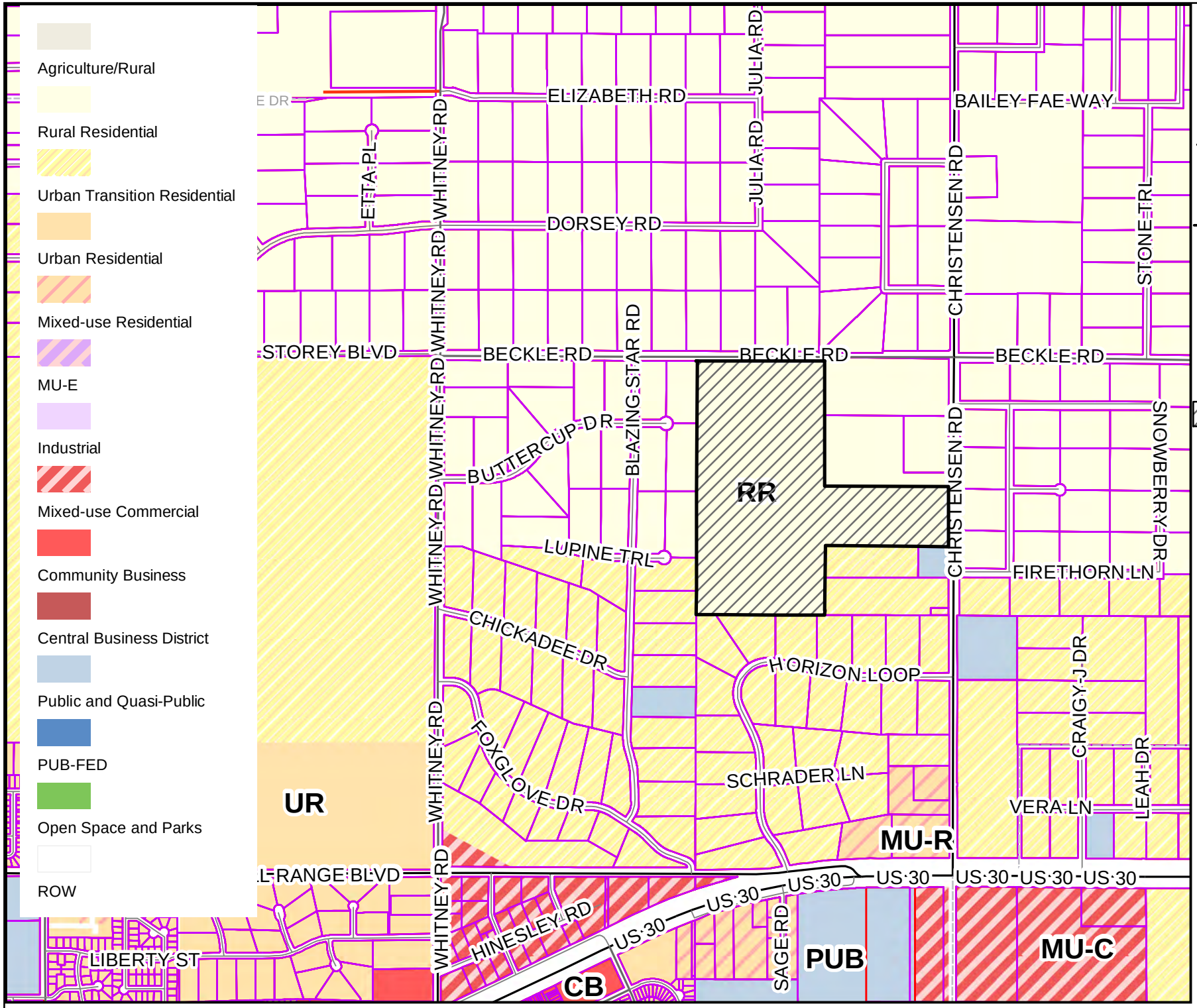

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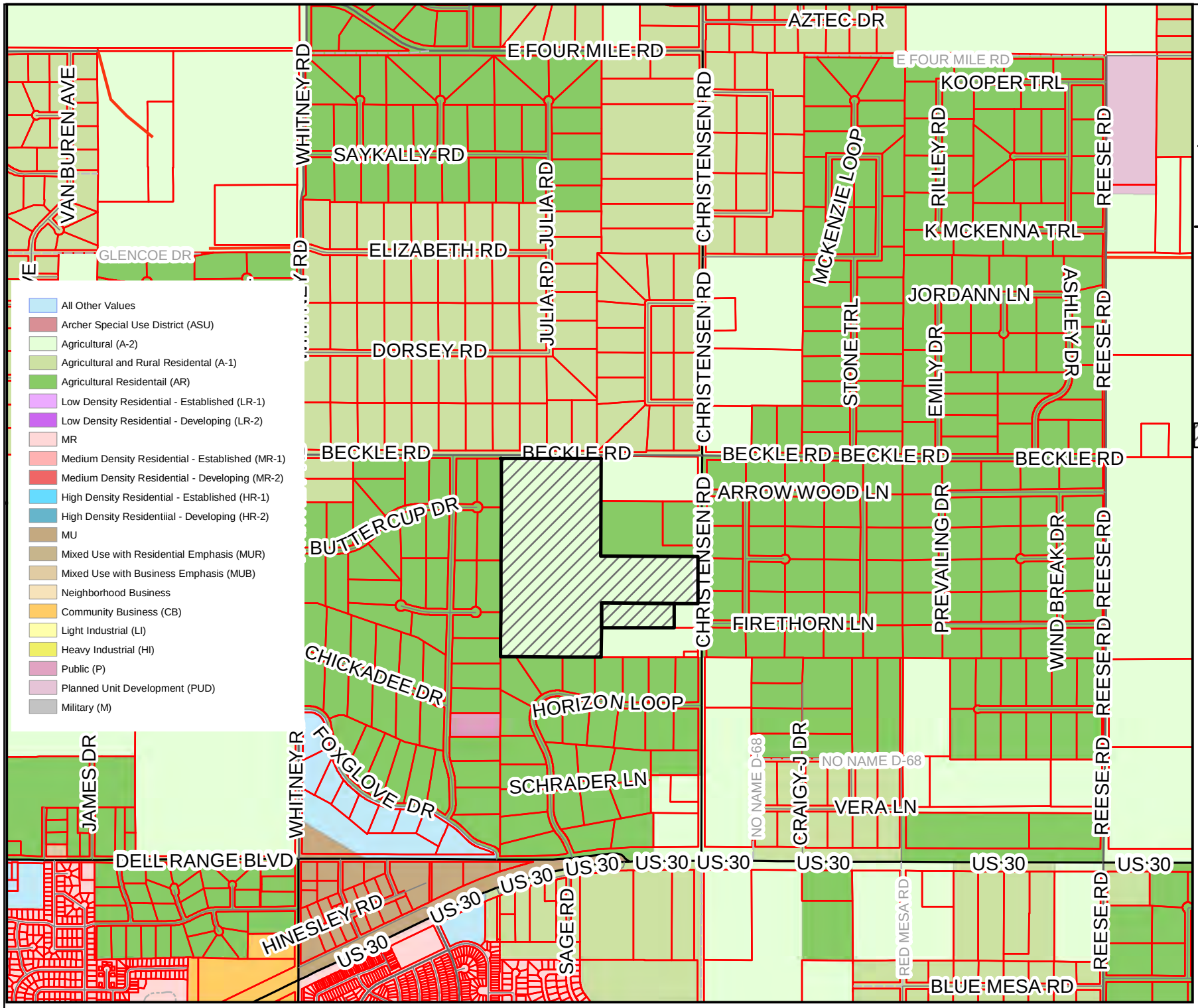

Laramie County, Wyoming

Destin Heights Zone Change

PZ-18-00164

Current Zoning

Subject Property

Legend

Streets

Classification

- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Driveway
- Property Lines

Printed on August 14, 2018

N W E S

0 950 1,900

Feet

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.
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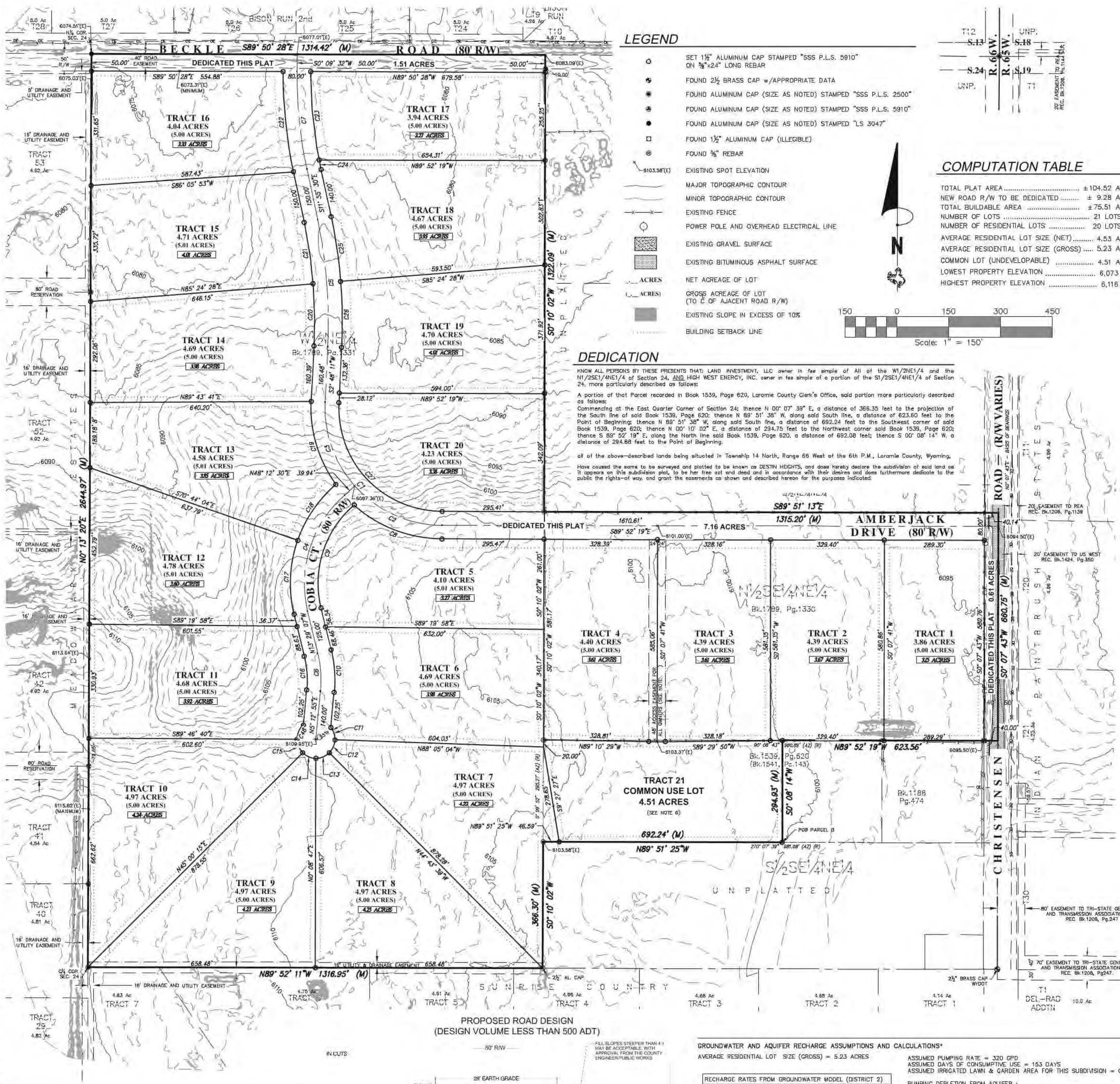
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ▫ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ▫ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 ▫ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" LONG REBAR
- FOUND 2½ BRASS CAP w/APPROPRIATE DATA
- FOUND ALUMINUM CAP (SIZE AS NOTED) STAMPED "SSS P.L.S. 2500"
- FOUND ALUMINUM CAP (SIZE AS NOTED) STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP (SIZE AS NOTED) STAMPED "LS 3047"
- FOUND 1½" ALUMINUM CAP (ILLEGIBLE)
- FOUND ⅝" REBAR
- 6103.58'(E) EXISTING SPOT ELEVATION
- MAJOR TOPOGRAPHIC CONTOUR
- MINOR TOPOGRAPHIC CONTOUR
- EXISTING FENCE
- POWER POLE AND OVERHEAD ELECTRICAL LINE
- EXISTING GRAVEL SURFACE
- EXISTING BITUMINOUS ASPHALT SURFACE
- ___ ACRES — NET ACREAGE OF LOT
- (___ ACRES) — GROSS ACREAGE OF LOT (TO ℄ OF AJACENT ROAD R/W)
- EXISTING SLOPE IN EXCESS OF 10%
- BUILDING SETBACK LINE

N

150 0 150 300 450
Scale: 1" = 150'

COMPUTATION TABLE

TOTAL PLAT AREA	±104.52 ACRES
NEW ROAD R/W TO BE DEDICATED	± 9.28 ACRES
TOTAL BUILDABLE AREA	±75.51 ACRES
NUMBER OF LOTS	21 LOTS
NUMBER OF RESIDENTIAL LOTS	20 LOTS
AVERAGE RESIDENTIAL LOT SIZE (NET)	4.53 ACRES
AVERAGE RESIDENTIAL LOT SIZE (GROSS)	5.23 ACRES
COMMON LOT (UNDEVELOPABLE)	4.51 ACRES
LOWEST PROPERTY ELEVATION	6,073 FEET
HIGHEST PROPERTY ELEVATION	6,116 FEET

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: LAND INVESTMENT, LLC owner in fee simple of All of the W1/2NE1/4 and the N1/2SE1/4NE1/4 of Section 24, AND HIGH WEST ENERGY, INC. owner in fee simple of a portion of the S1/2SE1/4NE1/4 of Section 24, more particularly described as follows:

A portion of that Parcel recorded in Book 1539, Page 620, Laramie County Clerk's Office, said portion more particularly described as follows:
Commencing at the East Quarter Corner of Section 24; thence N 00° 07' 39" E, a distance of 366.35 feet to the projection of the South line of said Book 1539, Page 620; thence N 89° 51' 38" W, along said South line, a distance of 623.60 feet to the Point of Beginning; thence N 89° 51' 38" W, along said South line, a distance of 692.24 feet to the Southwest corner of said Book 1539, Page 620; thence N 00° 10' 02" E, a distance of 294.75 feet to the Northwest corner said Book 1539, Page 620; thence S 89° 52' 19" E, along the North line said Book 1539, Page 620, a distance of 692.08 feet; thence S 00° 08' 14" W, a distance of 294.88 feet to the Point of Beginning.

all of the above-described lands being situated in Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming.

Have caused the same to be surveyed and platted to be known as DESTIN HEIGHTS, and does hereby declare the subdivision of said land as it appears on this subdivision plat, to be her free act and deed and in accordance with their desires and does furthermore dedicate to the public the rights-of way, and grant the easements as shown and described hereon for the purposes indicated.

ROAD CENTERLINE CURVE TABLES

LOOP (' R/W)

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	92° 40' 30"	340.00'	S43° 32' 04"E	491.92'	549.94'
C2	48° 04' 49"	340.00'	S65° 49' 54"E	277.02'	285.31'
C3	44° 35' 41"	340.00'	S19° 29' 40"E	258.00'	264.63'
C5	14° 43' 41"	1440.00'	S4° 33' 40"E	369.14'	370.18'
C7	12° 05' 02"	1345.53'	S5° 52' 58"E	283.25'	283.78'

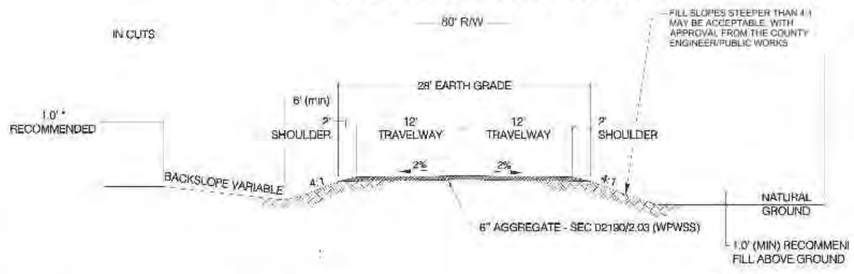
COURT (80' R/W)

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	62° 22' 06"	340.01'	N17° 41' 44"E	352.11'	370.11'
C6	18° 42' 02"	340.00'	N4° 08' 06"W	110.48'	110.97'

TRACT CURVE TABLES

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C8	42° 00' 02"	380.00'	S68° 51' 13"E	272.36'	278.56'
C9	62° 51' 31"	300.00'	N17° 56' 49"E	312.69'	329.18'
C10	18° 42' 02"	380.00'	N4° 08' 06"W	123.48'	124.03'
C11	40° 01' 29"	55.00'	N18° 06' 51"W	37.84'	38.42'
C12	43° 22' 27"	55.00'	N23° 35' 07"E	40.85'	41.64'
C13	44° 52' 26"	55.00'	N67° 42' 34"E	41.98'	43.06'
C14	44° 51' 28"	55.00'	S67° 25' 29"E	41.97'	43.06'
C15	45° 13' 05"	55.00'	S22° 23' 13"E	42.29'	43.41'
C16	18° 42' 02"	300.00'	S4° 08' 06"E	97.48'	97.92'
C17	32° 45' 03"	380.00'	S2° 53' 25"W	214.27'	217.21'
C18	29° 51' 47"	380.00'	S34° 11' 50"W	195.82'	198.06'
C19	38° 34' 10"	380.00'	S16° 28' 54"E	251.00'	255.80'
C20	7° 23' 43"	1400.00'	S0° 53' 40"E	180.57'	180.70'
C21	7° 19' 59"	1400.00'	S8° 15' 31"E	179.06'	179.18'
C22	12° 05' 02"	1385.53'	S5° 52' 58"E	291.67'	292.21'
C23	11° 17' 25"	1305.53'	N5° 28' 49"W	256.84'	257.26'
C24	1° 13' 58"	1305.53'	N11° 44' 30"W	28.09'	28.09'
C25	7° 19' 59"	1480.00'	N8° 15' 31"W	189.29'	189.42'
C26	7° 23' 43"	1480.00'	N0° 53' 40"W	190.89'	191.02'
C27	92° 40' 30"	300.00'	N43° 32' 04"W	434.05'	485.24'

PROPOSED ROAD DESIGN
(DESIGN VOLUME LESS THAN 500 ADT)



GROUNDWATER AND AQUIFER RECHARGE ASSUMPTIONS AND CALCULATIONS*

AVERAGE RESIDENTIAL LOT SIZE (GROSS) = 5.23 ACRES

RECHARGE RATES FROM GROUNDWATER MODEL (DISTRICT 2)		
Percent Infiltrating	1993–2010 Annual Average	1993–2010 Annual Avg. Minimum
4.5%	.0525	.0302

ASSUMED PUMPING RATE = 320 GPD
ASSUMED DAYS OF CONSUMPTIVE USE = 153 DAYS
ASSUMED IRRIGATED LAWN & GARDEN AREA FOR THIS SUBDIVISION = 0.20 ACRES

PUMPING DEPLETION FROM AQUIFER :
= 426 GPD * 153 DAYS / 325,851 GALLONS/ACRE-FT = 0.20 ACRE-FT

ANNUAL AVERAGE RECHARGE RATE (ASSUMED) = .0525 FT

MINIMUM LOT SIZE SUCH THAT RECHARGE BALANCES DEPLETIONS:
= 0.20 ACRE-FT / .0525 FT = 3.80 ACRES

* BASED ON DATA PROVIDED IN THE *HYDROGEOLOGIC STUDY OF THE LARAMIE COUNTY CONTROL AREA (CORRECTED)* PREPARED BY AMEC ENVIRONMENT AND INFRASTRUCTURE, INC. FOR THE WYOMING STATE ENGINEER'S OFFICE, DATED JULY 10, 2014.

TRAFFIC AND TRIP GENERATION BY USE*

ITE (8TH ED.) LAND USE: 210 SINGLE-FAMILY DETATCHED HOUSING
AVERAGE DAILY TRIPS: 20 UNITS x 9.50 ADT = 190 ADT
PEAK-HOUR TRIPS: AM: 20 UNITS x 0.74/UNIT = 14.8 PEAK A.M.
PM: 20 UNITS x 1.00/UNIT = 20 PEAK P.M.

LAND ANALYSIS

THIS DEVELOPMENT PLAN IS PREDICATED UPON SINGLE-FAMILY DEVELOPMENT ONLY; ANY MULTI-FAMILY OR COMMERCIAL DEVELOPMENT OR IMPERVIOUS AREAS SIGNIFICANTLY IN EXCESS OF THOSE ANTICIPATED BELOW WILL REQUIRE FURTHER STUDY AND MAY REQUIRE OFF-SITE IMPROVEMENTS.

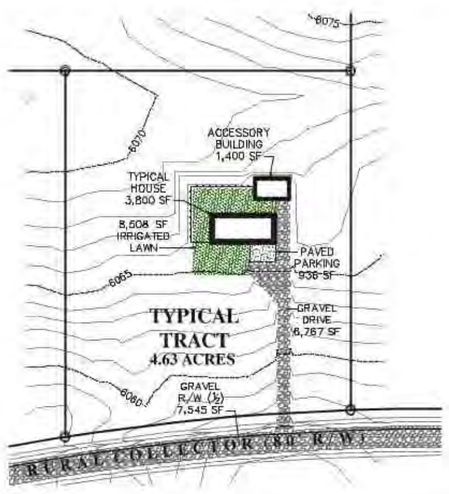
BUILDABLE AREA* X.XX ACRES

The portion of a lot or site, exclusive of easements, within which a structure may be built.

*Buildable areas are calculated pursuant to section 2-1-100.k(II) of the Laramie County Land Use Regulations.

ANTICIPATED DEVELOPED AREA BY LOT

Irrigated lawn & garden area ..... ±0.25 ac
Building and other impervious surfaces ..... ±6,200 sf
Gravel driveway and semi-pervious areas ..... ±6,800 sf



DETAIL A
TYPICAL LOT COVERAGE N.T.S

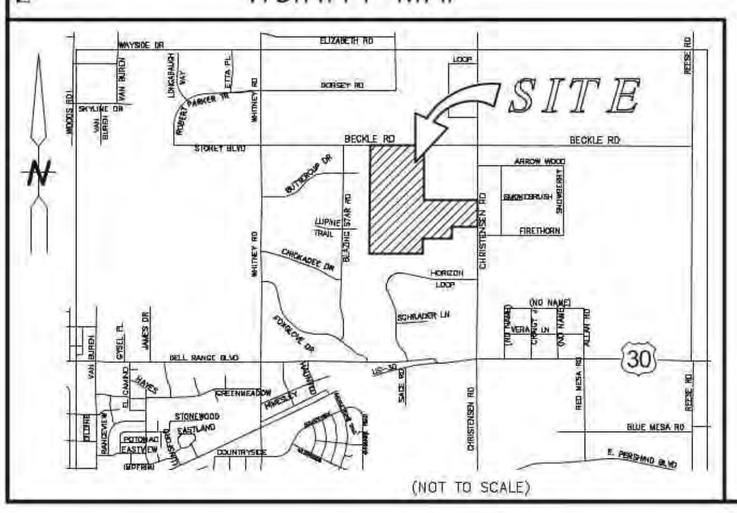
NOTES

1) BASIS OF BEARINGS – EAST LINE OF SECTION 24, HAVING A BEARING OF *N.0007'43"E.*
2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" REBAR.
3) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.s 56021C1111F & 56021C1112F; DATED JANUARY 17, 2007.
4) WATER SERVICE TO EACH LOT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
5) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT. NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
6) TRACT 21 TO BE RESERVED AS COMMON OPEN SPACE. OWNERSHIP OF TRACT 21 TO BE ESTABLISHED BY UNDIVIDED INTEREST OF ALL OWNERS OF LANDS CONTAINED WITHIN THIS PLAT BOUNDARY, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS; ANY CONVEYANCE OF ANY OF TRACTS 1 THRU 20 SHALL INCLUDE "AN UNDIVIDED INTEREST IN TRACT 21". USAGE RIGHTS TO BE ESTABLISHED, MAINTAINED AND ENFORCED BY HOA, COVENANTS, AGREEMENTS OR OTHER DOCUMENT RECORDED IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK.
7) ACCESS TO ALL LOTS CREATED HEREON SHALL BE FROM INTERNAL RIGHTS-OF-WAY ONLY. NO INDIVIDUAL TRACT ACCESS(ES) SHALL BE ALLOWED ONTO CHRISTENSEN OR BECKLE ROADS.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered 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.

VICINITY MAP



(NOT TO SCALE)

PRELIMINARY DEVELOPMENT PLAN & LAND ANALYSIS MAP FOR

DESTIN HEIGHTS

BEING ALL OF THE
W½NE¼, N½SE¼NE¼ OF SECTION 24
TOWNSHIP 14N., RANGE 66W. OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING

PREPARED June, 2018

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
www.SteilSurvey.com ○ info@SteilSurvey.com

REVISED: 8/8/2018
S24-14-66\17372 PDP 2018 REV 5s.dwg

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM A2 - AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL FOR A PORTION OF SECTION 24, T.14N., R.66W., 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 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 does 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 A2 - Agricultural to AR – Agricultural Residential for portion of Section 24, T.14N., R.66W., of the 6th P.M., Laramie County, WY, as shown on Exhibit "A", attached.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

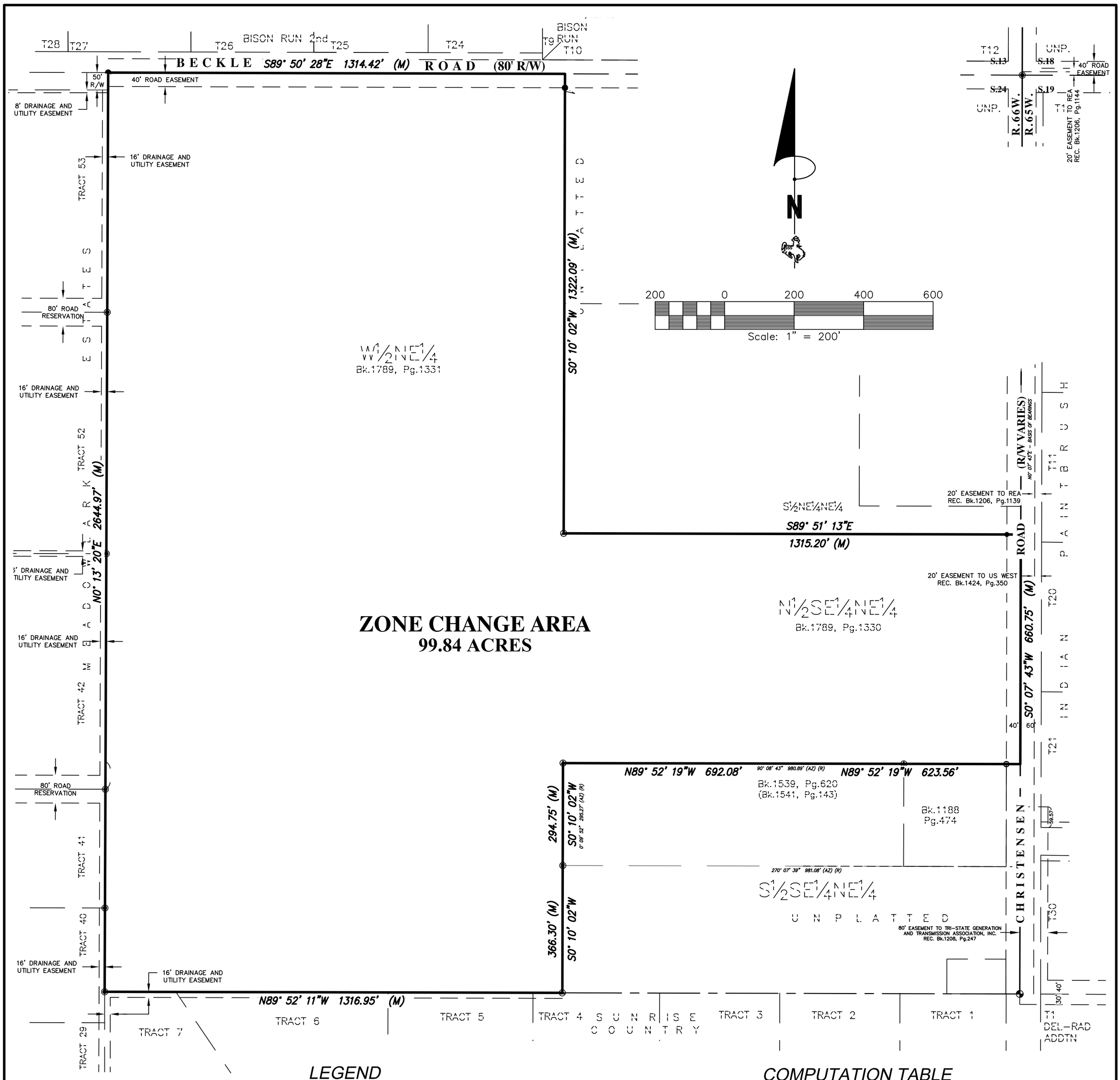
_____
K.N. Buck Holmes, Chairman

ATTEST:

_____
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

_____ for
Mark T. Voss, Laramie County Attorney



ZONE CHANGE AREA
99.84 ACRES

LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" LONG REBAR
- FOUND 2½ BRASS CAP w/APPROPRIATE DATA
- FOUND ALUMINUM CAP (SIZE AS NOTED) STAMPED "SSS P.L.S. 2500"
- FOUND ALUMINUM CAP (SIZE AS NOTED) STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP (SIZE AS NOTED) STAMPED "LS 3047"
- FOUND 1½" ALUMINUM CAP (ILLEGIBLE)
- FOUND ⅝" REBAR

COMPUTATION TABLE

TOTAL ZONE CHANGE AREA	±104.52 ACRES
LOWEST PROPERTY ELEVATION	6,073 FEET
HIGHEST PROPERTY ELEVATION	6,116 FEET

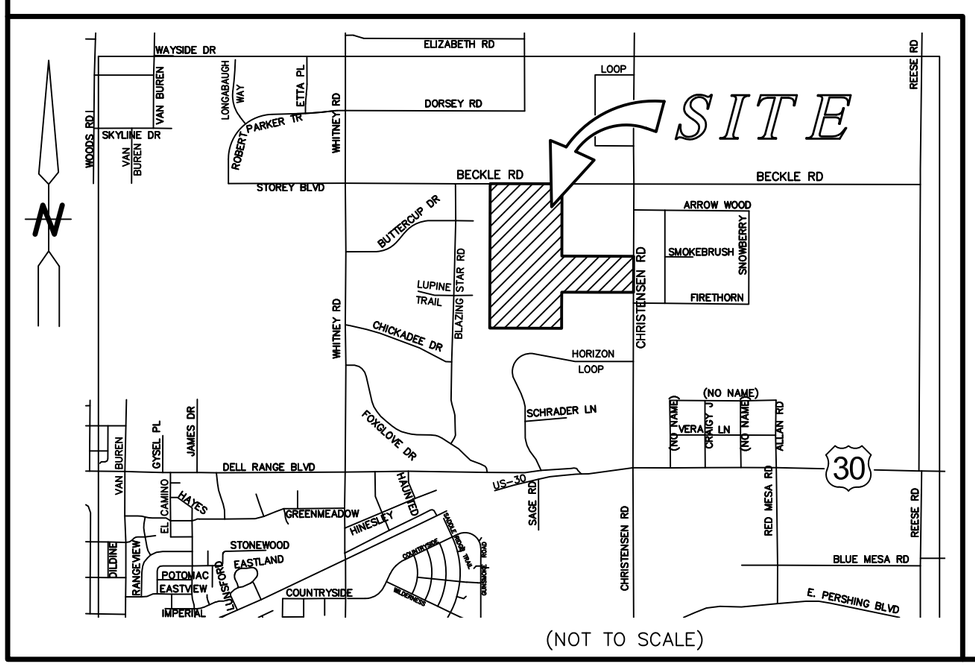
NOTES

1) BASIS OF BEARINGS – EAST LINE OF SECTION 24, HAVING A BEARING OF *N.00°07'43"E.*
2) NO PORTION OF THE LANDS CONTAINED WITHIN THIS ZONE CHANGE BOUNDARY FALL WITHIN A FEMA 100–YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.s 56021C1111F & 56021C1112F; DATED JANUARY 17, 2007.

ZONING

EXISTING: A–2 – AGRICULTURAL
PROPOSED: AR – AGRICULTURAL RESIDENTIAL

VICINITY MAP



(NOT TO SCALE)

REVISED: 08/24/2018
66\17372 PDP 2018 FINAL.dwg

ZONE CHANGE MAP
FOR
ALL OF THE W½NE¼ AND THE N½SE¼NE¼
SECTION 24
T.14 N., R.66 W. OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING

PREPARED June, 2018

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