



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

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 Winchester Hills Planned Unit Development (PUD) to A2 - Agricultural for two parcels in a portion of Section 30, T.13N., R.66W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services LLC, on behalf of Victor A Michael Jr, Et Ux, submitted an application for approval of a Zone Change for two parcels located northwesterly of Bison Crossing Subdivision, Cheyenne, WY. The purpose of the application is to request a zone change to A2 - Agricultural to establish a single-family residence on the property which would not be governed by the Winchester Hills Planned Unit Development (PUD) zone district.

BACKGROUND

The subject property is approximately 196 acres of vacant land. Any future development of the property shall require coordination with the appropriate governmental agencies.

Pertinent Regulations

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

Section 4-2-102 of the Laramie County Land Use Regulations governing the A2 - Agricultural zone district.

DISCUSSION

The Laramie County Comprehensive Plan (2016) 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 (County Version, 2014) contemplates Urban Transition Residential uses for this property. Uses include a limited range of lower density residential uses, blending urban and rural standards. It allows single family residences and multi-family duplexes, patio homes, and townhomes. Supporting and complementary uses, including open space and recreation, schools, places of worship, and other public or civic uses, are encouraged. Residential densities vary depending on use and zoning.

The property is currently zoned as the Winchester Hills Planned Unit Development (PUD) and is adjacent to single-family residential development in the AR zone district to the south & east. The adjacent property to the north and west is zoned A2.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments shall be addressed with the residential building permit application submittal.

The Laramie County Planning Commission held a public hearing of this application on August 23, 2018. No public comment was heard at the public hearing regarding this action.

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 iii, and recommended approval of the zone change request to the Board with a unanimous vote of 4 – 0 with no conditions.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board 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 4-2-102 of the Laramie County Land Use Regulations.

and that the Board approve a Zone Change from the Winchester Hills Planned Unit Development (PUD) to A2 - Agricultural for two parcels in a portion of Section 30, T.13N., R.66W., of the 6th P.M., Laramie County, WY.

PROPOSED MOTION

I move to recommend approval of a Zone Change from Winchester Hills Planned Unit Development (PUD) - to A2 - Agricultural for two parcels in a portion of Section 30, T.13N., 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: Agency Review Comments**
- Attachment 7: Resolution**
- Attachment 8: Resolution Exhibit A - Zone Change Map**

Laramie County, Wyoming



**Victor Michael
Zone Change**

PZ-18-00169

Location Map

Legend

Subject Property

Streets

Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

Rail Road

Driveway

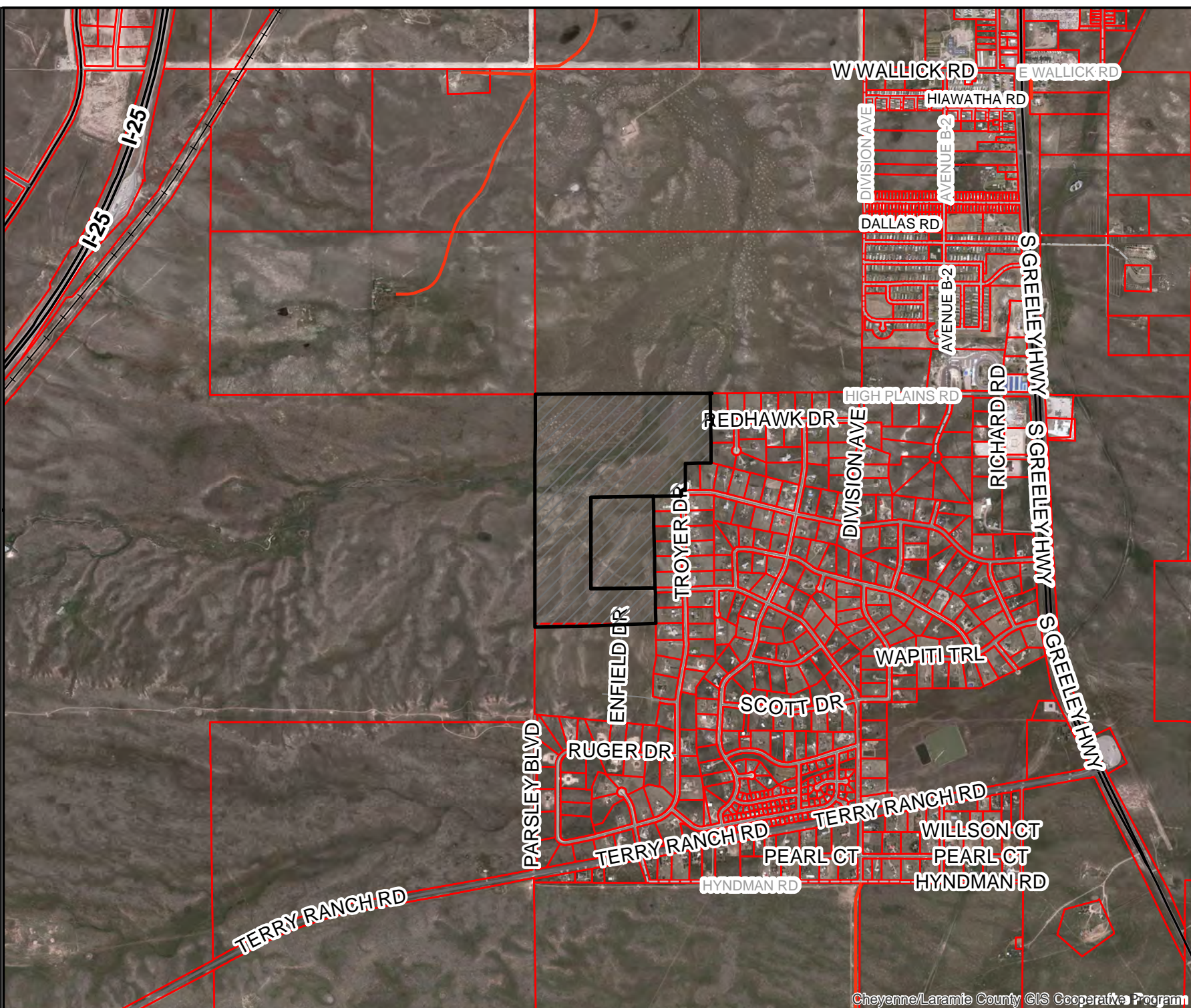
Property Lines

Printed on August 14, 2018



0 1,200 2,400
Feet

Cheyenne/Laramie County GIS Cooperative Program



Laramie County, Wyoming



A-2 Michael

Zone Change








PZ-18-00169

Aerial Map

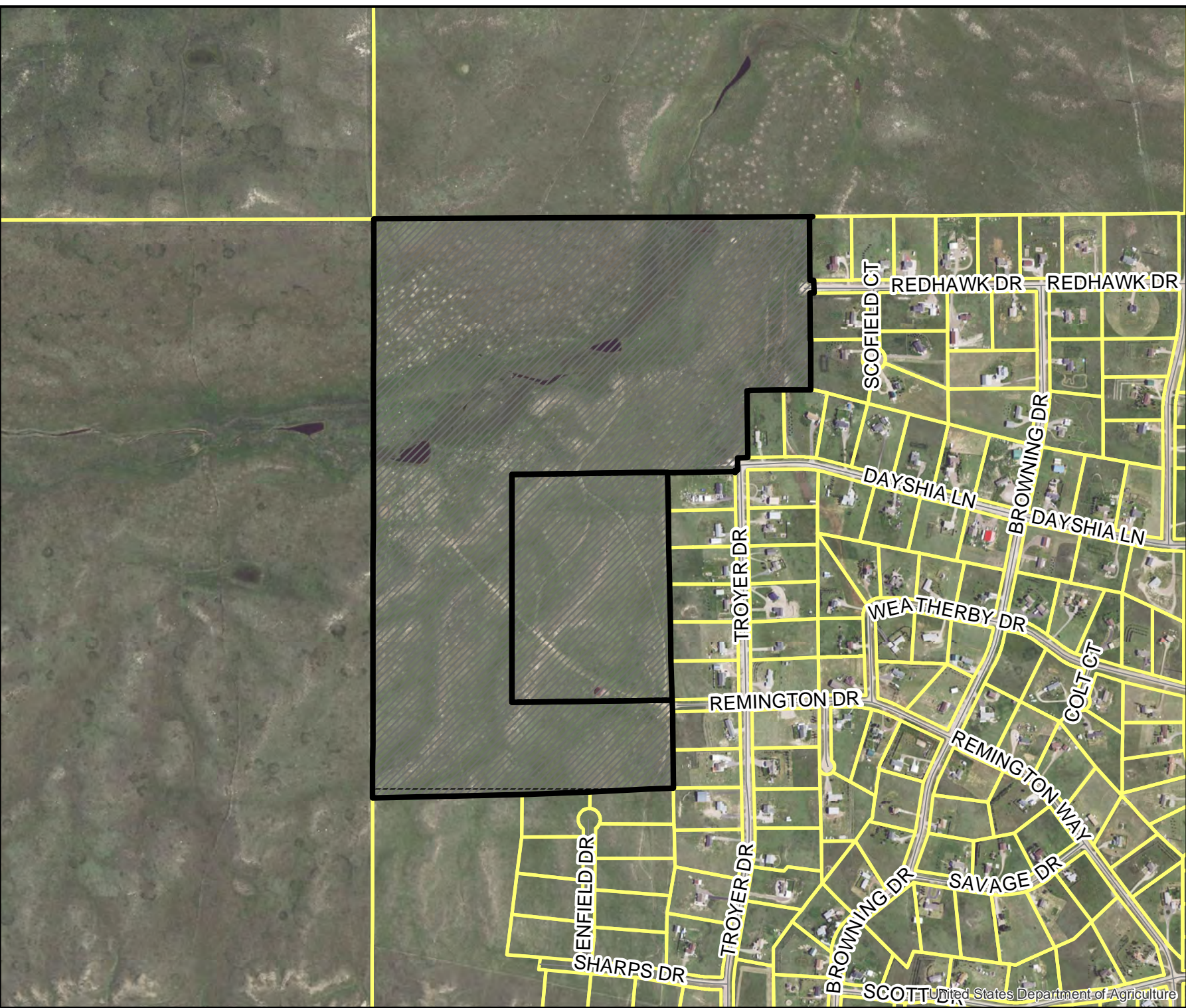
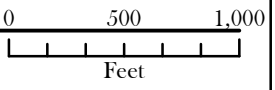
Legend

Streets

Classification

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

Printed on July 17, 2018



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Laramie County, Wyoming



**Victor Michael
Zone Change**

PZ-18-00169







Comp Plan Map

 Subject Property

Legend

Streets

Classification





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

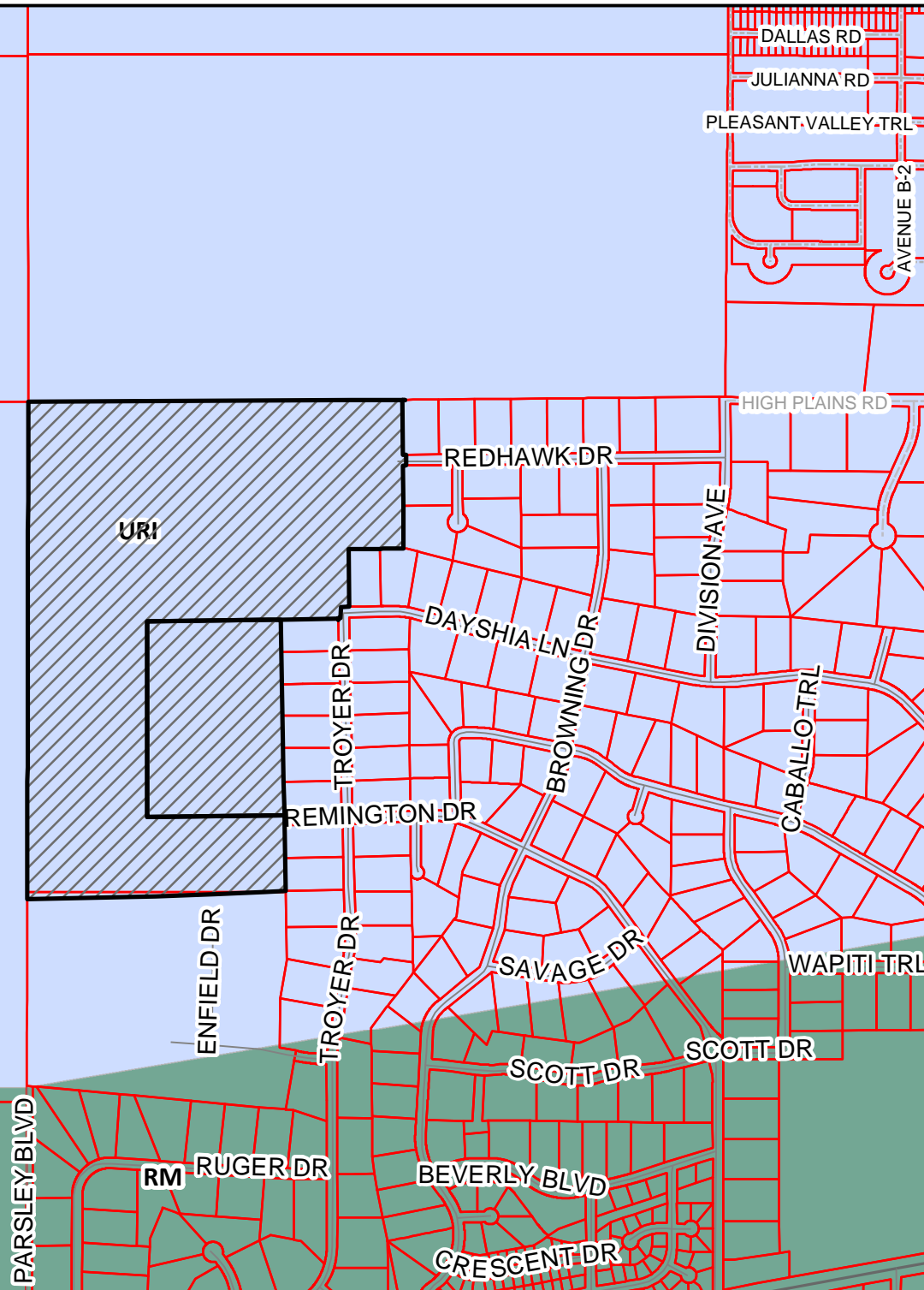
Printed on August 14, 2018



0 700 1,400
Feet

Future Land Use Districts OTHER

-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)




Laramie County, Wyoming



**Victor Michael
Zone Change**

PZ-18-00169







PlanCheyenne Map

 Subject Property

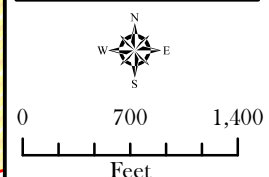
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Streets

Classification




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

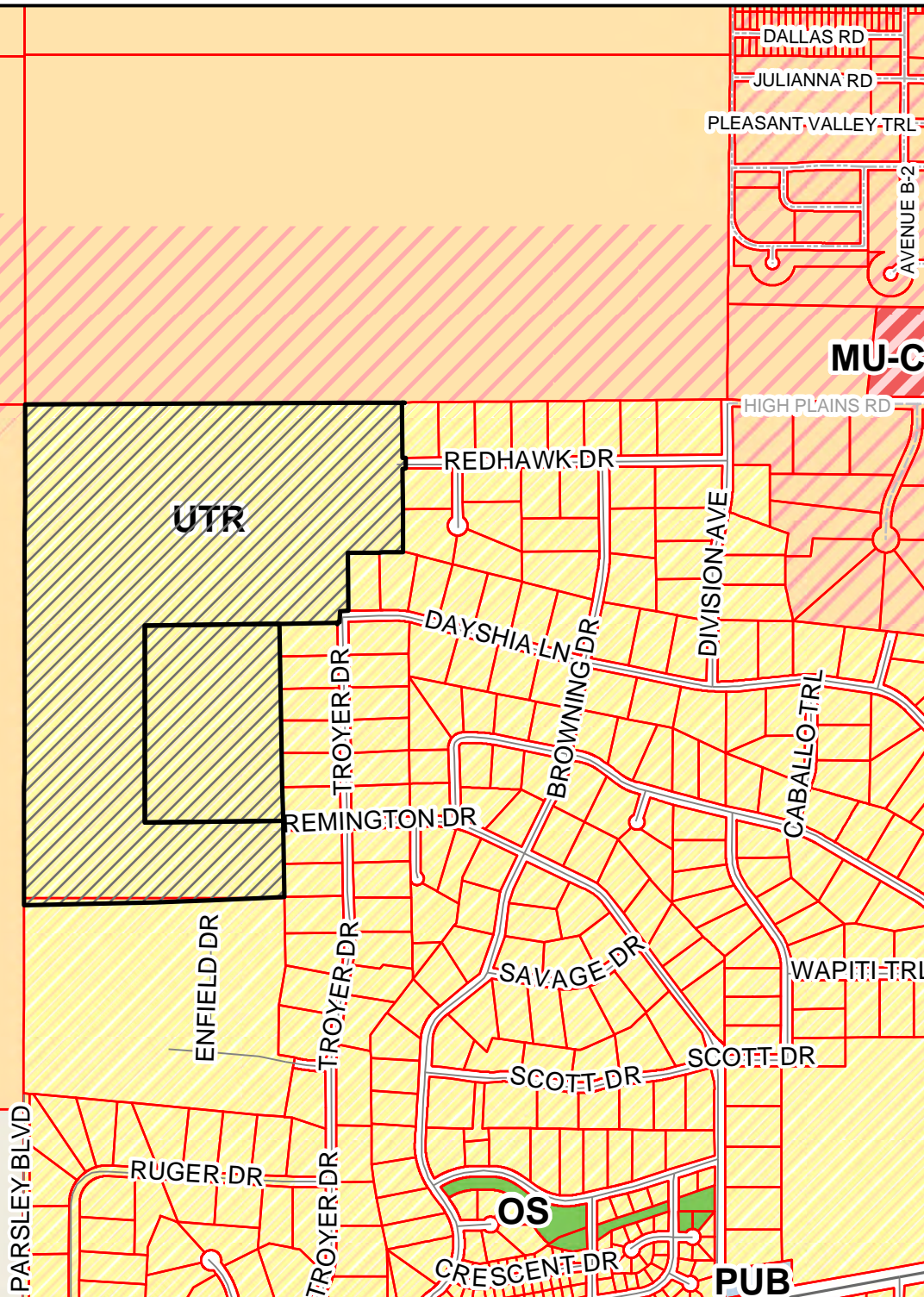
Printed on August 14, 2018



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




Laramie County, Wyoming



**Victor Michael
Zone Change**

PZ-18-00169







Current Zoning

 Subject Property

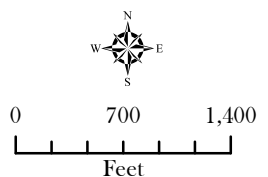
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





















Streets

Classification

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

Printed on August 14, 2018



-  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)

Planners: Seth Frentheway COMMENTS ATTACHED 08/03/2018

- Parcels A and B are not part of a platted subdivision.
- The parcel sizes are consistent/conforming with A-2 zoned District requirements.
- The information provided on the zone change map appears to be sufficient for this action.
- Access will need to be obtained at the time a building permit is sought for the intended build of a single family residence.

Cheyenne MPO: Nancy Olson COMMENTS ATTACHED 07/31/2018

The two parcels should be combined into one through platting to allow legal access to the parcel where the residence will be located.

Alternatively, an access easement can be recorded from Remington to the smaller parcel through the larger parcel, either by affidavit or by replatting. Either way a replat is the way to go.

County Engineer: Scott Larson COMMENTS ATTACHED 08/02/2018

I realize this is only a zone change for all of this property, but access to Parcel B needs to be provided or remove Parcel B and turn this into one Parcel instead of two.

County Public Works Department: David Bumann COMMENTS ATTACHED 08/01/2018

Legal access to the parcel will ultimately need to be obtained prior to approval

Agencies With No Comment

Black Hills Energy
Fire District No. 1
Combined Communications Center
Environmental Health Department
County Attorney
County Assessor
Cheyenne Urban Planning Office

Agencies With No Response

Building Dept.
South Chey Community Development
Cheyenne Engineering Services
Sheriff's Office
Emergency Management
County Treasurer
County Real Estate Office

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM
WINCHESTER HILLS PLANNED UNIT DEVELOPMENT (PUD) TO A2 -
AGRICULTURAL FOR TWO PARCELS IN A PORTION OF
SECTION 30, T.13N., 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 4-2-102 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 4-2-102 of the Laramie County Land Use Regulations.

and that the Board approves a Zone Change from Winchester Hills Planned Unit Development (PUD) to A2 - Agricultural for two parcels in a portion of Section 30, T.13N., 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

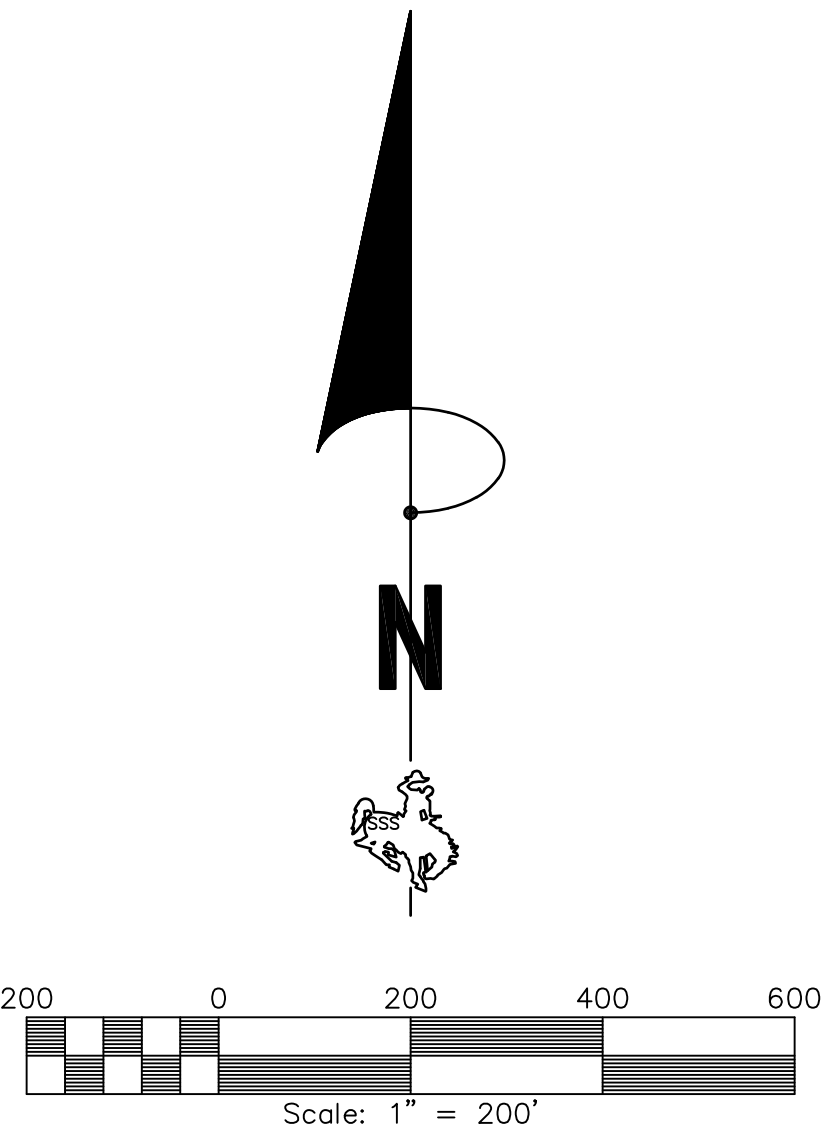
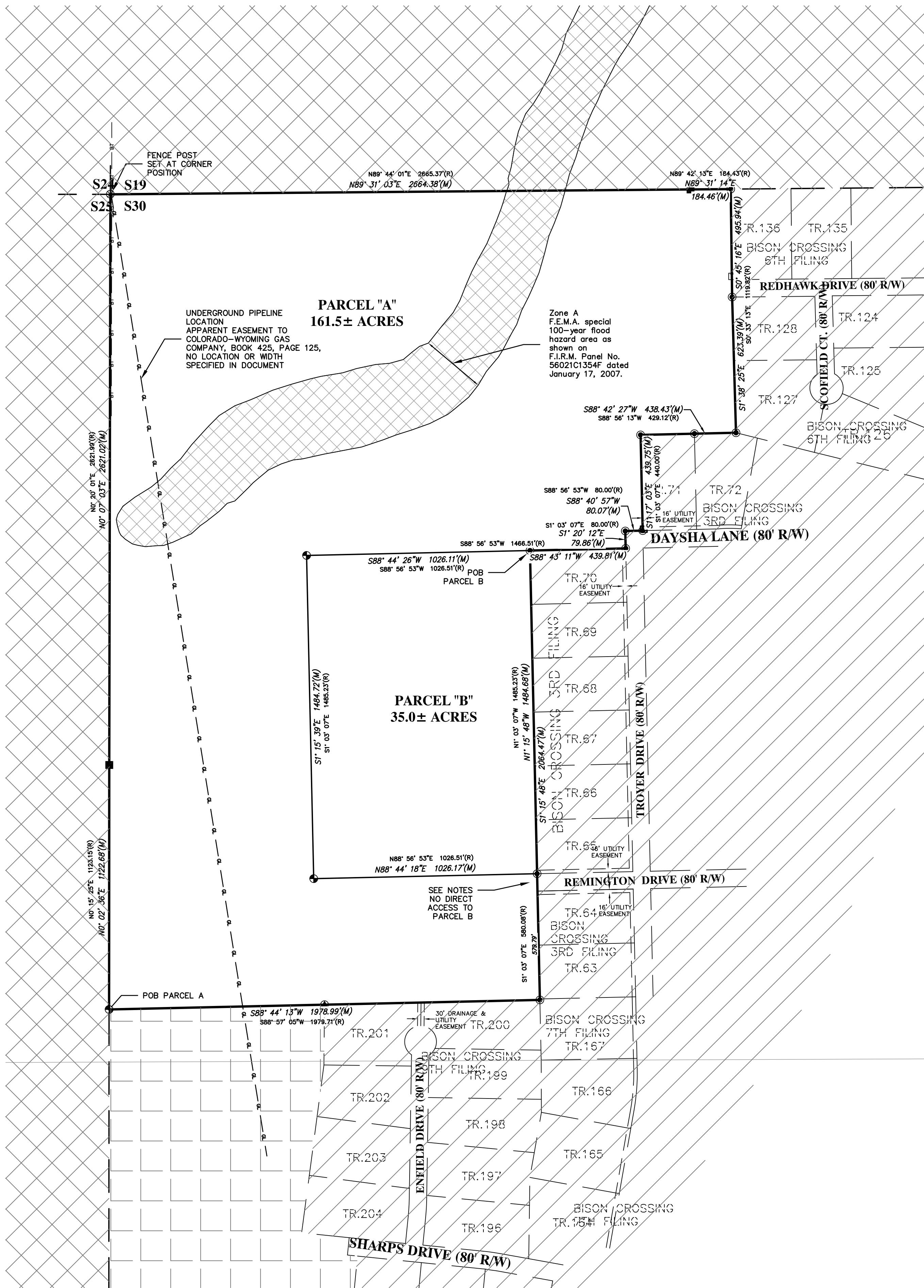
K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:


Mark T. Voss, Laramie County Attorney



LAND DESCRIPTION

A tract of land situate, known and being that portion of Lots 1, 2 and 3 and the East Half of the NW¼, the East Half of the SW¼ and the NW¼ of the NE¼ of Section 30, Township 13 North, Range 66 West of the 6th P.M., Laramie County Wyoming, being more particularly described as follows, to wit:

Considering the West line of said SW¼ as bearing North 00°15'25" East a distance of 2,650.73 feet from a recovered granite stone with an "X" chiseled in the top at the corner common to Sections 25 and 36 of Range 67 West and Sections 30 and 31 of Range 66 West to a recovered granite stone with an "X" chiseled in the top and ¼" on the side at the corner common to said Sections 25 and 30 and with all bearings contained herein relative thereto;

Commencing at said recovered granite stone at the corner common to said Sections 25, 36, 30 and 31; thence, along said West line of said SW¼, North 00°15'25" East a distance of 1,527.57 feet to the Point of Beginning; thence continuing along said line, North 00°15'25" East 1,123.15 feet to said recovered granite stone at the corner common to said Sections 25 and 30; thence, along the West line of said NW¼ of Section 30, North 00°20'01" East 2,621.99 feet to a recovered ½" iron pipe at the Northwest corner of said Section 30; thence North 89°44'01" East 2,665.37 feet to a recovered granite stone at the corner common to said Sections 19 and 30 Township 13 North, Range 66 West of the 6th P.M.; thence, along the North line of said NW¼ of said NE¼, North 89°42'13" East 184.43 feet to a recovered 5/8" rebar with a 2" aluminum cap stamped PE-PLS 2331 at the northwest corner of Tract 136 of the Bison Crossing Sixth Filing subdivision; thence, along the west line of said Tract 136 and of Redhawk Drive, Tract 128 and Tract 127 of said subdivision, South 00°33'13" East 1,119.82 feet to the southwest corner of said Tract 127; thence, along the north line of Tracts 72 and 71 of the Bison Crossing Third Filing subdivision, South 88°56'13" West 429.12 feet to a recovered ¾" rebar with a 1.5" aluminum cap stamped PE-PLS 2331 at the northwest corner of said Tract 71; thence, along the west line of said Tract 71, South 01°03'07" East 440.00 feet to the southwest corner of said Tract 71; thence, along the north right-of-way line of Dayshia Lane, South 88°56'53" West 80.00 feet; thence, along the west right-of-way line of Troyer Drive, South 01°03'07" East 80.00 feet to the northeast corner of Tract 70 of said subdivision; thence, along the north line of said Tract 70 and the westerly prolongation thereof, South 88°56'53" West 1,466.51 feet to a recovered ¾" X 24" rebar with an aluminum cap stamped LS 3047; thence, along a line parallel with the west line of said Bison Crossing Third Filing subdivision, South 01°03'07" East 1,485.23 feet to a point on the extended Northerly right-of-way line of Remington Drive; thence, along said extended right-of-way line, North 88°56'53" East 1026.51 feet to a recovered ¾" rebar with an aluminum cap stamped PE-PLS 2331 at the southwest corner of Tract 65 of Bison Crossing Third Filing; thence, along said west line of Bison Crossing Third Filing, South 01°03'07" East 580.06 feet to a recovered ¾" rebar with a 2" aluminum cap stamped PE-PLS 2331 at the southwest corner of Tract 63 of said subdivision and the northwest corner of Tract 167 of the Bison Crossing Seventh Filing subdivision; thence South 88°57'05" West 1,979.71 feet to the POINT OF BEGINNING.

AND
A parcel of land situate, known and being a portion of the NW¼ of Section 30 and a portion of the SW¼ of Section 30, Township 13 North, Range 66 West, of the 6th P.M., in Laramie County, Wyoming lying West of Bison Crossing Subdivision 3rd Filing and lying Northerly of the Northerly R/W of Remington Drive as extended, said parcel being more particularly known and described as follows, to wit:

Beginning at a ¾" rebar with a 2" Aluminum Cap marked PE & LS 2331 being the NW corner of Tract 70 of Bison Crossing 3rd filing that is on the Southerly R/W of Dayshia Lane as extended, thence, S 88°56'53" W along said southerly R/W as extended, a distance of 1026.51 feet to a ¾" X 24" rebar with an Aluminum Cap from which the Section Corner common to Sections 19 and 30 of Township 13 North, Range 66 West and Sections 24 and 25 of Township 13 North, Range 67 West lies N 28°17'18" W a distance of 1888.20 feet and the ¼" corner common to Section 30 and Section 25 lies S 43°29'38" W a distance of 1322.28 feet thence, S 01°03'07" E along a line parallel with the Westerly boundary of Bison Crossing 3rd filing a distance of 1485.23 feet to a ¾" X 24" rebar with an Aluminum Cap from which the Section corner common to Section 30 and Section 31 in Township 13 North, Range 66 West and Section 25 and Section 36 of Township 13 North, Range 67 West lies S 24°04'16" W a distance of 2327.35 feet; thence, along a line being the extended Northerly R/W of Remington Drive N 88°56'53" E a distance of 1026.51 feet to a rebar and Aluminum Cap, recovered, being the SW corner of Tract 65 of said Bison Crossing 3rd filing on the Northerly R/W of Remington Drive; thence, N 01°03'07" W along said Westerly boundary of Bison Crossing 3rd filing a distance of 1485.23 feet to the Point of Beginning.

As recorded in Book 2588, Page 5157.

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.

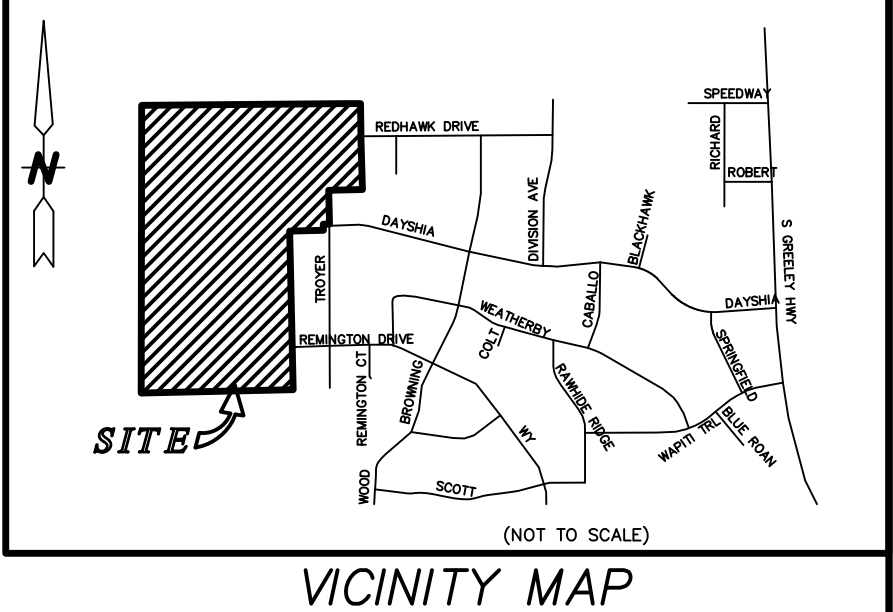


Exhibit A

LEGEND

- FOUND 1½" ALUMINUM CAP STAMPED "P.E.L.S. 2331"
- ⊙ FOUND 1½" ALUMINUM CAP STAMPED "L.S. 3047"
- ⊙ FOUND NAIL WITH ID WASHER IN FENCE POST, POST APPEARS TO BE SET ON TOP OF SECTION CORNER LOCATION.
- ⊙ FOUND 1½" ALUMINUM CAP STAMPED "P.L.S. 9834"
- FOUND GLO STONE
- DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA
- GL — EXISTING GAS LINE
- ▨ EXISTING AR ZONING
- ▤ EXISTING PUD ZONING
- ▧ EXISTING A-2 ZONING

ZONING

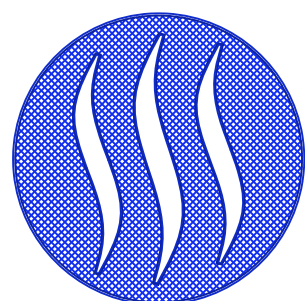
EXISTING: PUD — PLANNED UNIT DEVELOPMENT
PROPOSED: A2 — AGRICULTURAL

NOTES

- 1.) BASIS OF BEARINGS:
WYOMING STATE PLANE COORDINATES,
EAST ZONE, NAD83-2011.
US SURVEY FEET; DISTANCES ARE GRID DISTANCES.
COMBINATION FACTOR = 0.9996586504
- 2.) A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #56021C1354F; DATED JANUARY 17, 2007
- 3.) TRACT B DOES NOT APPEAR TO HAVE ACCESS TO A PUBLIC ROAD.

ZONE CHANGE MAP
FOR
VICTOR A. MICHAEL JR.
AND
LORI L. MICHAEL

SITUATED IN A PORTION OF
SECTION 30, T.13N., R.66W.,
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING
PREPARED May, 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