



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planning Technician

DATE: October 15th, 2019

TITLE: PUBLIC HEARING regarding a Board Approval of an outdoor storage facility, located on Tract 82, Allison Tract, 2nd Filing, Laramie County, WY, to be known as “South Cheyenne Outdoor Storage”.

EXECUTIVE SUMMARY

Lyle Johnson of 1105 Pearl Court, has submitted a Board Approval application for the for the purpose of developing an outdoor storage facility located at 418 E. College Drive.

BACKGROUND

The property is currently assessed as commercial with two structures located on the southern portion of the property which will remain on site. The first structure is an office being used for administrative purposes for the current business. The second structure is a shed currently being used for storage.

Pertinent Regulations

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 4-2-107 of the Laramie County Land Use Regulations governing the CB – Community Business Zone District.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). Properties with uses directed towards community services are encouraged here. The URI land use designation is designed to allow for more intensive land uses as well as a higher level of vehicular access.

PlanCheyenne designates this area as Mixed-Use Commercial Emphasis. In this category, the primary land uses include commercial activities, employment, public, and residential uses.

The subject property is located within the Community Business (CB) zone district. Within this zone, storage facilities are a use that requires Board Approval. Similar uses by right in this zone include the following: Personal storage units within an existing building, offices, and retail services. The adjacent zones are Medium Density Residential, Mixed Use, and Community Business. These zones consist of incorporating residential and commercial type uses into the area.

A preliminary map of the proposed use is attached for reference. Upon approval by the Board, the Applicant will be required to submit a Site Plan Application for administrative approval by the Planning Staff. A Grading Permit, approved by Laramie County Public Works and the County Engineer, will also be required prior to start of construction. Agency comments were received regarding addressing, drainage and traffic waiver request letters, access widths, fire codes, and property history. Comments regarding addressing have since been addressed. Based on the current scope of the project, the County Engineer has confirmed that a drainage study will not be required with the site plan.

A development sign was posted and adjacent property owners were notified via certified mail. No public comment was received on the proposed development.

According to section 1-2-100 (a) of the Laramie County Land Use Regulations the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii. There is no defined negative impact to the community.

Staff finds this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-107 of the Laramie County Land Use Regulations governing the CB – Community Business Zone District.

and that the Board approve the use of “South Cheyenne Outdoor Storage” with no conditions.

PROPOSED MOTION

I move to grant Board Approval for the use of an outdoor storage facility, located on Tract 82, Allison Tracts, 2nd Filing, Laramie County, WY, to be known as “South Cheyenne Outdoor Storage”, 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: Applicant Justification Letter**
- Attachment 8: Board Approval Map**
- Attachment 9: Resolution**
- Attachment 10: Resolution Exhibit ‘A’**

Laramie County, Wyoming



South
Cheyenne
Outdoor Storage

Board Approval

PZ-19-00251

Location Map

 Subject Property

September 2019



0 200 400
Feet

Cheyenne/Laramie County GIS Cooperative Program





Legend

 Property Lines

Current Flood Hazards


NAME


 FEMA 100YR FLOODPLAIN

 FEMA 500YR FLOODPLAIN


Streets

Classification

 Arterial

 Collector

 Local

 Platted, Not Built

 Private

Laramie County, Wyoming



South
Cheyenne
Outdoor Storage

Board Approval

PZ-19-00251

Aerial Map

Legend

Property Lines

Streets

Classification

- Arterial
- Local
- Private
- Addresses

Subject
Property

September 2019



0 70 140
Feet



Legend

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Assessment Boundary

Assessment Boundary

Laramie County, Wyoming



South
Cheyenne
Outdoor Storage

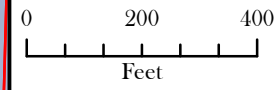
Board Approval

PZ-19-00251

Comprehensive
Plan Map

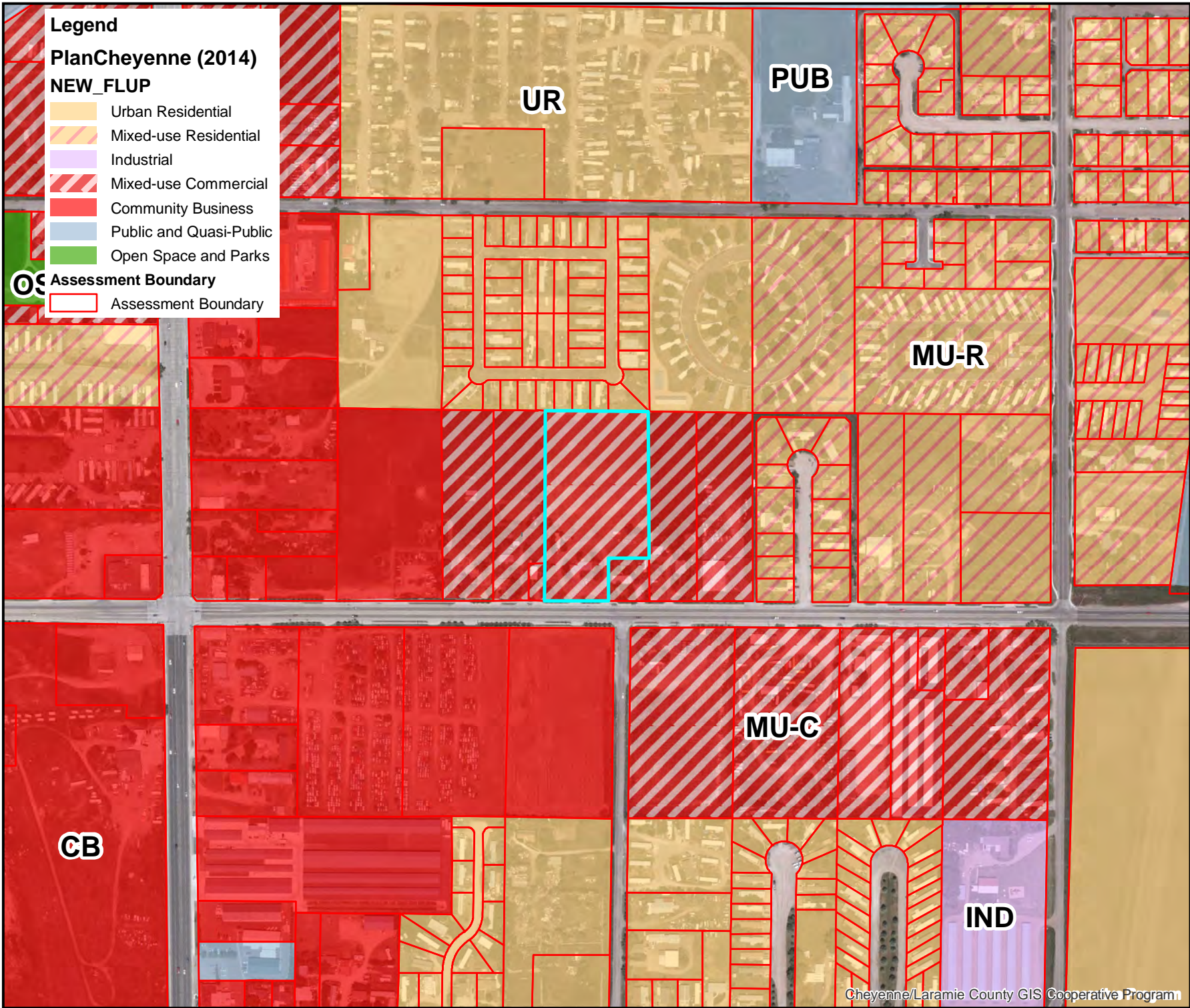
Subject
Property

September 2019



Cheyenne/Laramie County GIS Cooperative Program

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.



Legend

PlanCheyenne (2014)

NEW_FLUP

- Urban Residential
- Mixed-use Residential
- Industrial
- Mixed-use Commercial
- Community Business
- Public and Quasi-Public
- Open Space and Parks

OS Assessment Boundary

- Assessment Boundary

**Laramie
County,
Wyoming**



**South
Cheyenne
Outdoor Storage**

Board Approval

PZ-19-00251

**Plan Cheyenne
Map**

**Subject
Property**

September 2019



0 250 500
Feet

Cheyenne/Laramie County GIS Cooperative Program

Laramie County, Wyoming



South
Cheyenne
Outdoor Storage

Board Approval

PZ-19-00251

Current Zoning
Map

 Subject
Property






September 2019




0 250 500
Feet

Legend

Zoning Districts

-  MR
-  MU
-  Community Business (CB)
-  Light Industrial (LI)
-  Planned Unit Development (PUD)

Assessment Boundary

-  Assessment Boundary

COMMUNITY BUSINESS

MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

PLANNED UNIT DEVELOPMENT

MIXED USE - COUNTY

PLANNED UNIT DEVELOPMENT

COMMUNITY BUSINESS

PLANNED UNIT DEVELOPMENT

MIXED USE - COUNTY

MIXED USE - COUNTY

LIGHT INDUSTRIAL

County Assessor: Clarice Blanton COMMENTS ATTACHED 09/13/2019

There are three address points on this parcel. 418 E. College Dr. is listed on the Application as the address for the outdoor storage. Co. Planning lists 422 E. College Dr. as the address. Which is correct?

County Engineer: Scott Larson COMMENTS ATTACHED 09/16/2019

1. I concur with request for a waiver of a detailed Traffic Study at this time.
2. If good porous gravel is used in the outdoor storage area and no structures (i.e., roofs, lean to, etc.) are built in the outdoor storage area and it is left open, then I will go along with a waiver for a detailed Drainage Study at this time. However, at any time there is any impermeable items (paving, concrete, structures of any kind, etc.) constructed in the outdoor storage area, there will need to be a Drainage Study submitted to the County for review and approval.

WYDOT: Randy Griesbach COMMENTS ATTACHED 09/23/2019

Need information on the largest combination vehicles that are anticipated to use the access from College Drive to determine if any widening of the access would be necessary to accommodate the turning path of those vehicles.

Prior to any work in the highway right-of-way, secure a permit through the District office.

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 09/16/2019

Meet the intent of the 2018 IFC

Chapter 5, Fire service Features:

Section 503, Fire Apparatus Access Roads, ALL.

Reference Appendix D, ALL that apply.

Section 505, Premises Identification, Address on street and clearly marked on buildings the storage units enclosed.

Section 506, Key Boxes, ALL.

Section 507, Fire Protection Water Supplies, All- Hydrant across the street on the corner of E College Drive and Ave B-6, should a fire occur anywhere in the complex College Drive SHALL BE SHUT DOWN for the duration of the operations. Advise installing a dedicated hydrant between E College Drive and the gated entrance of the storage area along the driveway.

Section 509, Utility Equipment Identification and Access, ALL: The animal X-Ray trailer hook up area shall be included in signage and have ballyards installed for safety to meet the Chapter 3, Section 312 vehicle-impact protection, ALL.

South Cheyenne Water & Sewer: Dena Hansen COMMENTS ATTACHED 09/19/2019
separate structures requiring water and sewer must have separate taps and fees, for

future reference if development is separated from existing dwelling.

Planners: Marissa Pomerleau COMMENTS ATTACHED 09/18/2019

1. Upon approval by the Board, a Site Plan application is required to be submitted to the Laramie County Planning and Development Department for administrative review.

Building Dept.: Antony Pomerleau COMMENTS ATTACHED 09/24/2019

Building permits shall be required.

Be advised that Laramie County has adopted the 2018 I-codes and the 2017 NEC.

All fire apparatus access shall be in accordance with 2018 IFC chapter 5.

Fire protection water supplies shall be in accordance with 2018 IFC chapter 5.

Cheyenne Development Services: Seth Lloyd COMMENTS ATTACHED 09/23/2019

This appears to have a previously approved Site Plan PZ-09-01062. The previously approved Site Plan should be noted in the project.

It is unclear if the enforcement action initiated on November 8, 2013 was ever resolved (see enforcement letter attached to this property's file).

The letter notes that the unauthorized business "would require Board Approval" - if the unauthorized business is still in operation, I suggest adding the entire site to this application to obtain Board Approval for all uses of the property requiring Board Approval.

Planners: Cambia McCollom COMMENTS ATTACHED 09/20/2019

THERE ARE CURRENTLY THREE ADDRESSES ASSOCIATED WITH THIS PROPERTY. AS IT IS FURTHER DEVELOPED, IT WOULD BE WISE TO TAKE THIS OPPORTUNITY TO CONSULT TOGETHER AND SIMPLIFY THE SCENARIO TO HELP FUTURE CUSTOMERS AND REDUCE ANY POSSIBLE CONFUSION.

AGENCIES WITH NO COMMENTS:

Cheyenne MPO

County Public Works Department

Environmental Health Department

AGENCIES WITH NO RESPONSE:

Cheyenne Urban Planning Office
Cheyenne Development Services
County Attorney
County Real Estate Office
County Treasurer
Combined Communications Center
Emergency Management
Sheriff's Office
Black Hills Energy
CenturyLink
Cheyenne Engineering Services
South Chey Community Development



418 East College Drive
Cheyenne, WY 82007
Tel: 307.638.6648
Fax: 307.637.4315
www.frmiinc.com

Date: September 4, 2019

Subject: Board Approval Application letter for Outdoor Facility construction at 418 E. College Dr.

Laramie County Planning and Development Office,

Per our meeting on August 29, 2019, we would like to incorporate an outdoor storage facility at 418 E. College Dr., Cheyenne, WY 82007.

The development of an Outdoor Storage facility will require the grass be killed and the area leveled off with gravel on the north approximate 350' of property. The area will span the entire east to west length of the property on the north end. We will erect a 6' fence along the west, east, and south sides of the area. There is already a fence on the north end of the property. The south side section of fence will have a gate installed as indicated on the attached map.

A drainage pond will be incorporated in the north-east section of the area, if your office requires a drainage study be done, and the study determines that a drainage pond is necessary.

We will likely install lighting and security cameras. The locations of lights and cameras will be determined at a later date.

We expect this addition to our property to have little impact on traffic or our neighbors. The area would be sufficient size to accommodate approximately 120 50' sections. Of these 120 potential customers, their visits to the lot would likely be less than 8 per year, resulting in approximately 960 trips per year or less than 3 per day.

We currently intend for these customers to utilize our east entrance/exit on College Drive. We intend to put the gate in direct line of the east entrance.

These customers will have access to the restroom in our existing office.

Thank you for your time.

A handwritten signature in black ink, appearing to read "John Mastin".

John Mastin
COO, Front Range Mobile Imaging
(307) 638-6648 / john.mastin@frmiimaging.com

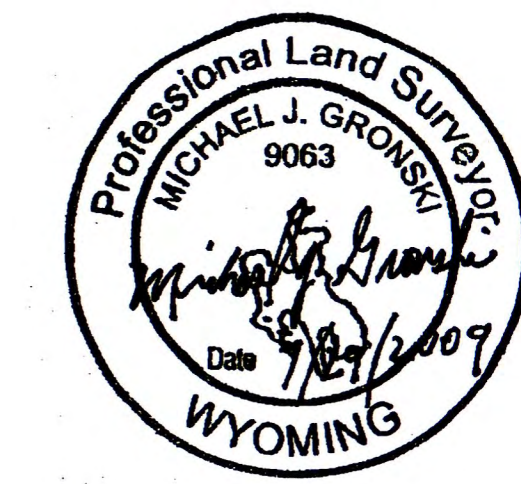
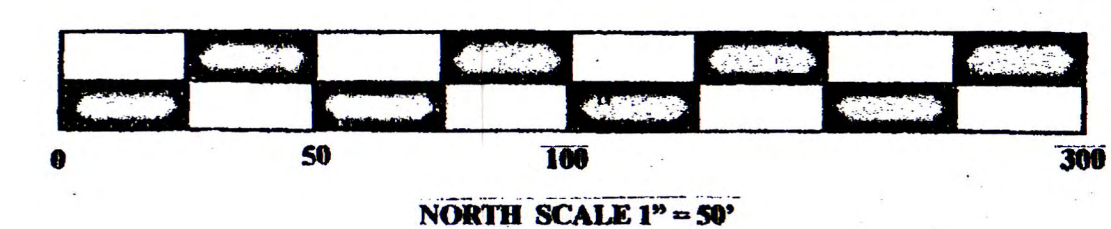
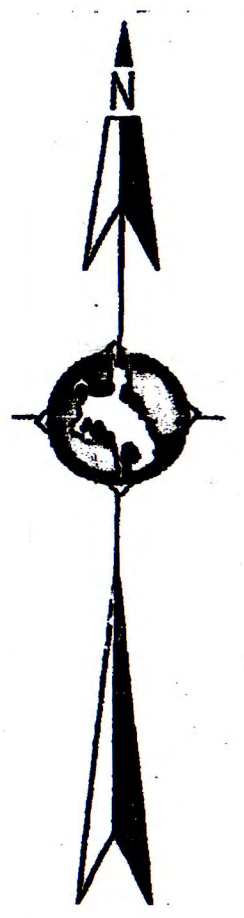
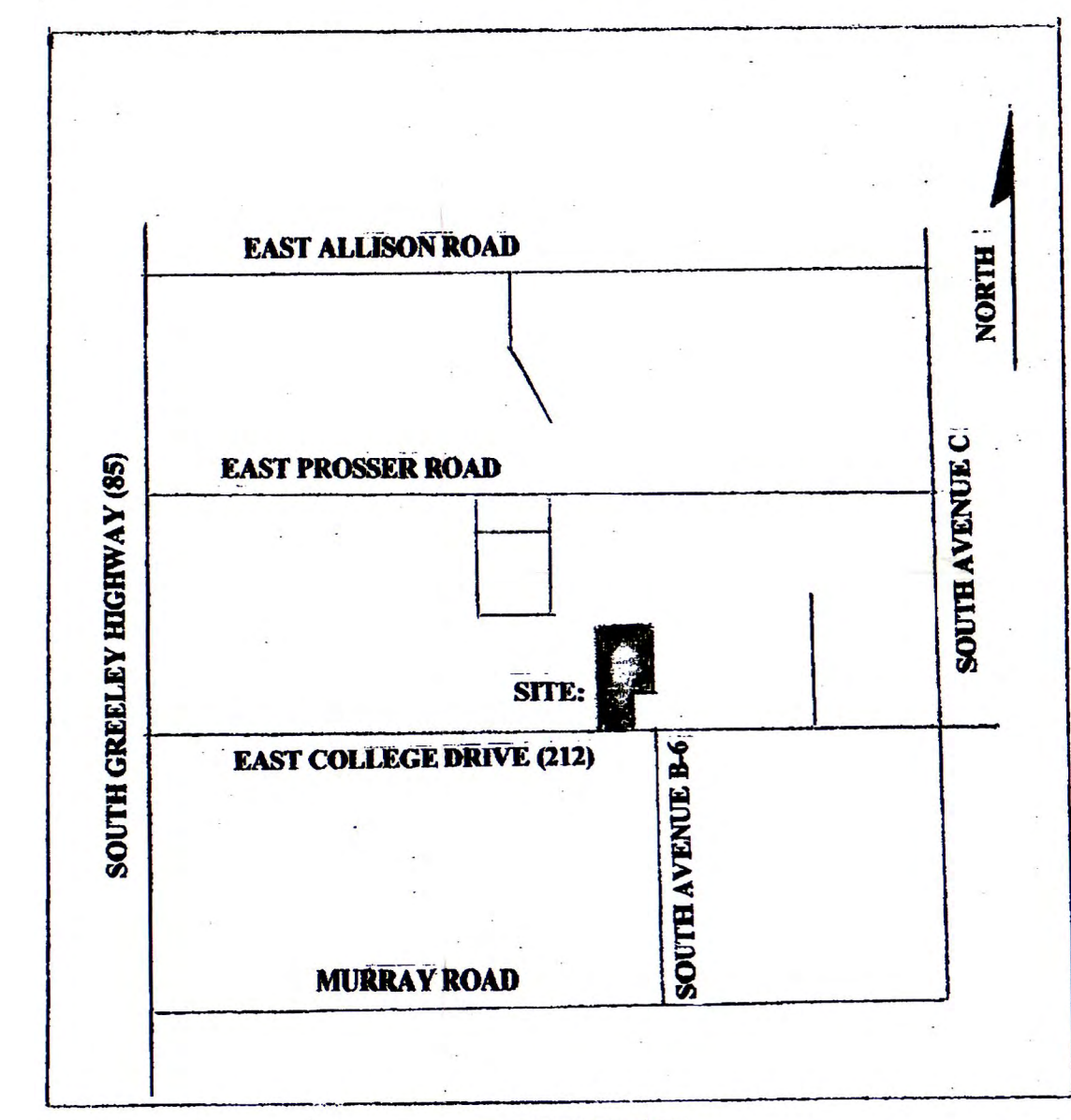
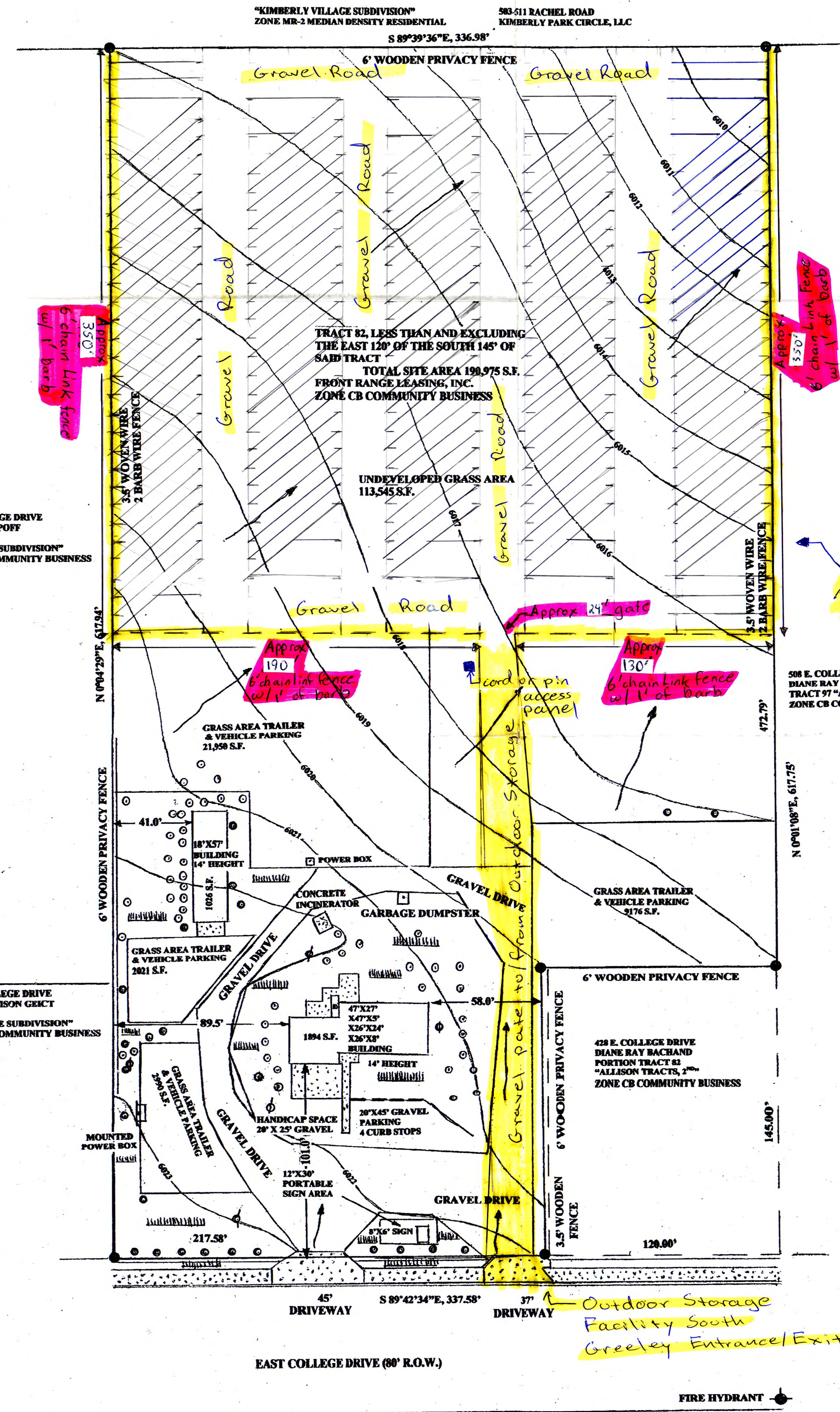
South Cheyenne Outdoor Storage

FIRE PROTECTION BY LARAMIE COUNTY FIRE DISTRICT NO. 1
WATER & SEWER PROVIDED BY SOUTH CHEYENNE WATER AND SEWER

- LEGEND**
- EXISTING CORNERS
 - DRAINAGE ARROWS
 - POWER AND UTILITY POLES
 - EXISTING CONTOURS
 - EXISTING TREES (71)
 - CONCRETE AREA
 - LAWN AREA

COMPUTATION TABLE

- TOTAL SITE AREA 190,975 S.F.
- BUILDING AREA 2920 S.F.
- GRAVEL PARKING SPACES-5 (1 HANDICAP) 1400 S.F.
- EXISTING GRAVEL DRIVEWAY AREA 14,200 S.F.
- LAWN LANDSCAPE AREA 21,750 S.F.
- GRASS AREA TRAILER & VEHICLE PARKING AREAS (4) 36,140 S.F.
- CONCRETE SIDEWALK & PATIO 1020 S.F.
- UNDEVELOPED GRASSY AREA 113,545 S.F.



SITE PLAN AND LANDSCAPE PLAN
418 EAST COLLEGE DRIVE
TRACT 82
"ALLISON TRACTS, 2ND FILING"
LESS THAN AND EXCEPTING
THE EAST 120 FEET OF THE SOUTH 145 FEET
OF SAID TRACT
LARAMIE COUNTY
WYOMING
July 29, 2009

LARAMIE COUNTY
AUG 05 2009
PLANNING & DEVELOPMENT
OFFICE

ACTION AUTOMOTIVE, INC.
TRACTS 45
"WALLACKAMURRAY GARDENS"
ZONE CB COMMUNITY BUSINESS

RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL OF AN OUTDOOR STORAGE FACILITY,
LOCATED ON TRACT 82, ALLISON TRACTS, 2ND FILING,
LARAMIE COUNTY, WY,
TO BE KNOWN AS "SOUTH CHEYENNE OUTDOOR STORAGE".**

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 have adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 4-2-107 governing the CB – Community Business Zone District.

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 Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-107 of the Laramie County Land Use Regulations governing the CB – Community Business Zone District

And the Board approves the use of an outdoor storage facility, located on Tract 82, Allison Tracts, 2nd Filing, Laramie County, WY, to be known as "South Cheyenne Outdoor Storage", as shown on attached Exhibit 'A'.

PRESENTED, READ, PASSED, this _____ day of _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

South Cheyenne Outdoor Storage

FIRE PROTECTION BY LARAMIE COUNTY FIRE DISTRICT NO. 1
WATER & SEWER PROVIDED BY SOUTH CHEYENNE WATER AND SEWER

- LEGEND**
- EXISTING CORNERS
 - DRAINAGE ARROWS
 - POWER AND UTILITY POLES
 - EXISTING CONTOURS
 - EXISTING TREES (71)
 - CONCRETE AREA
 - LAWN AREA

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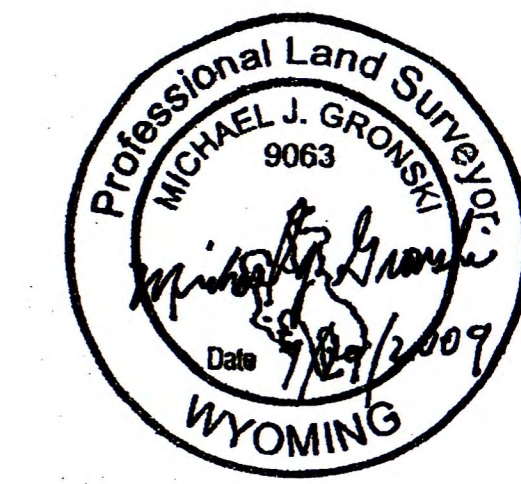
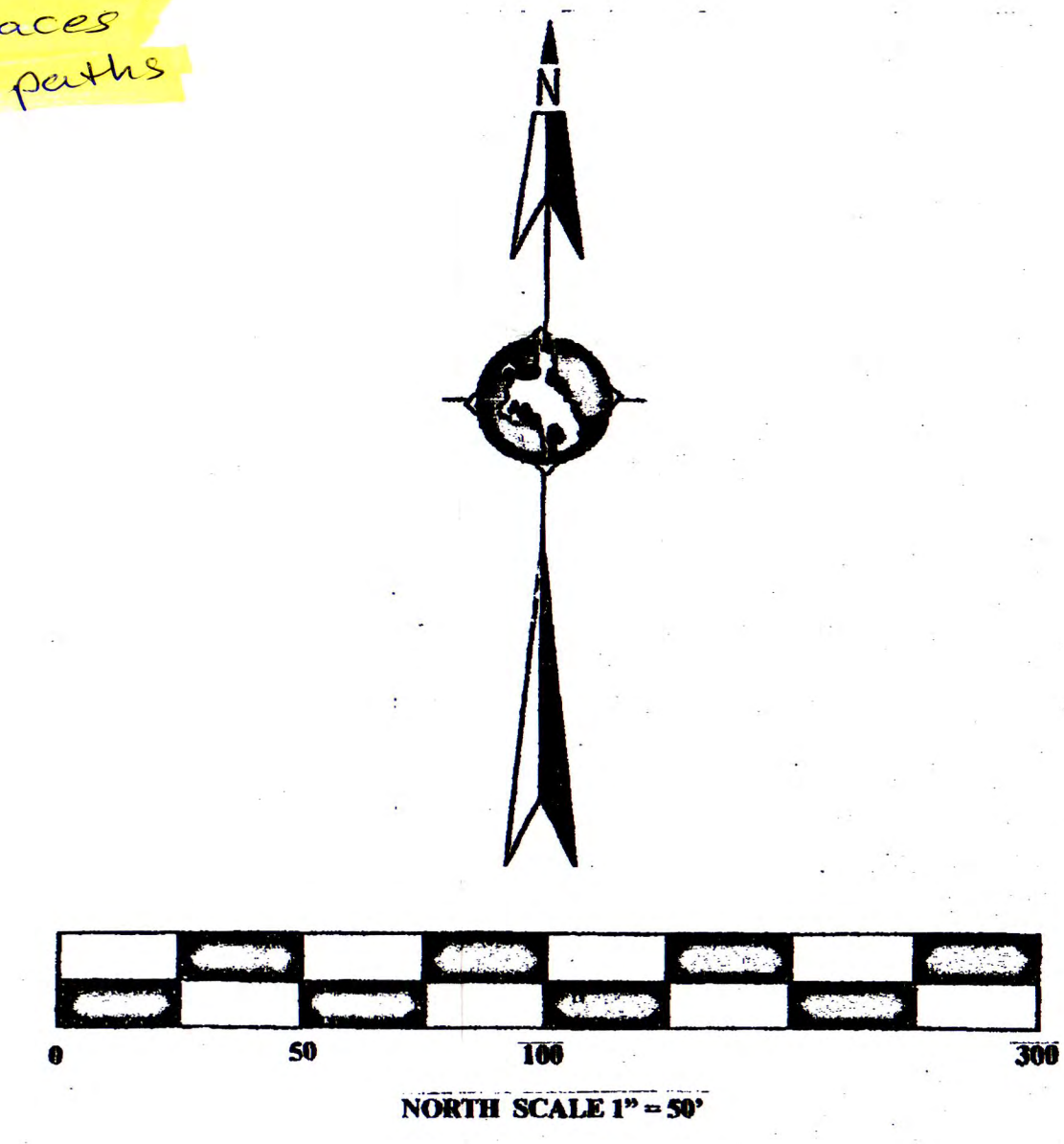
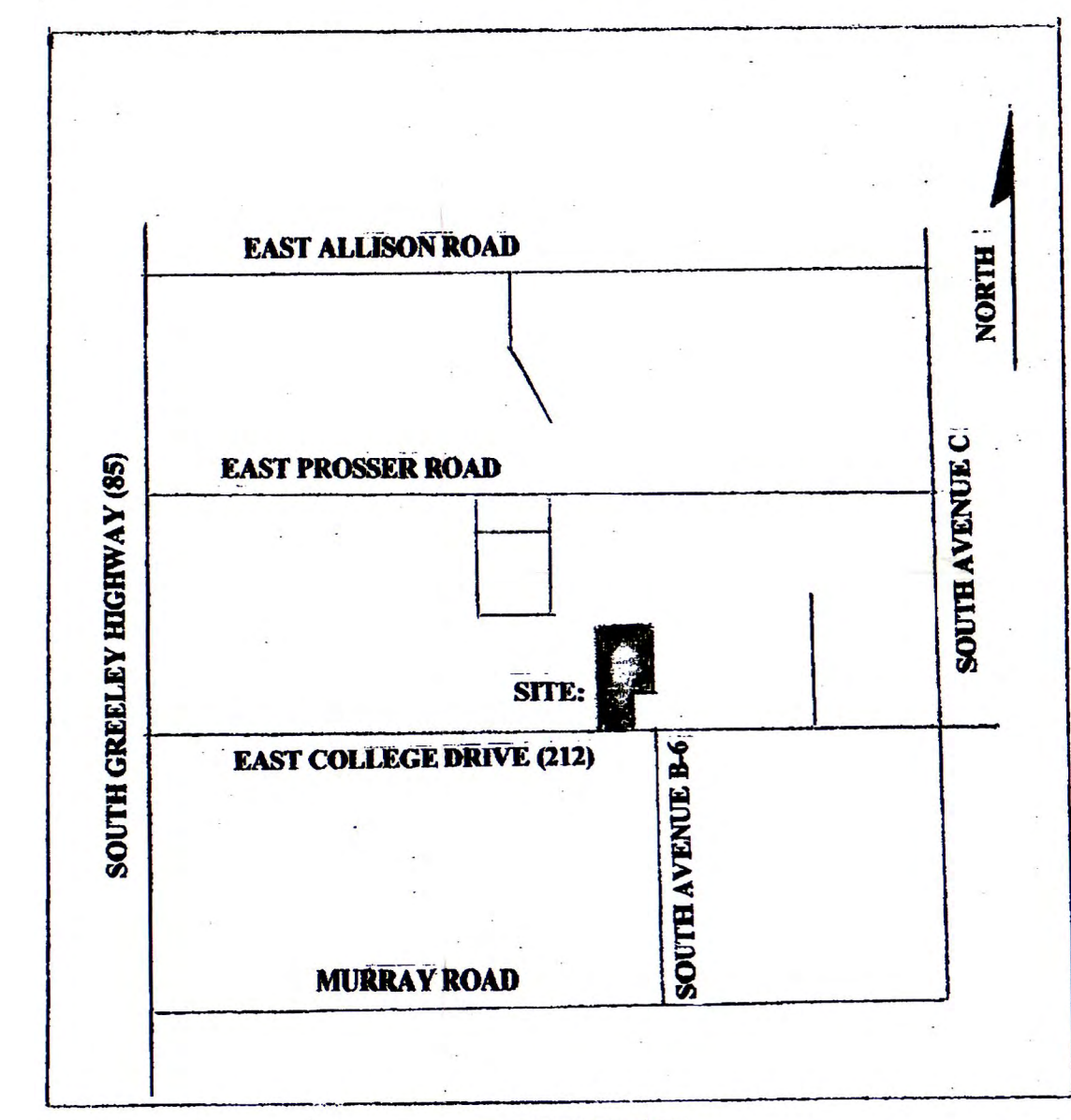
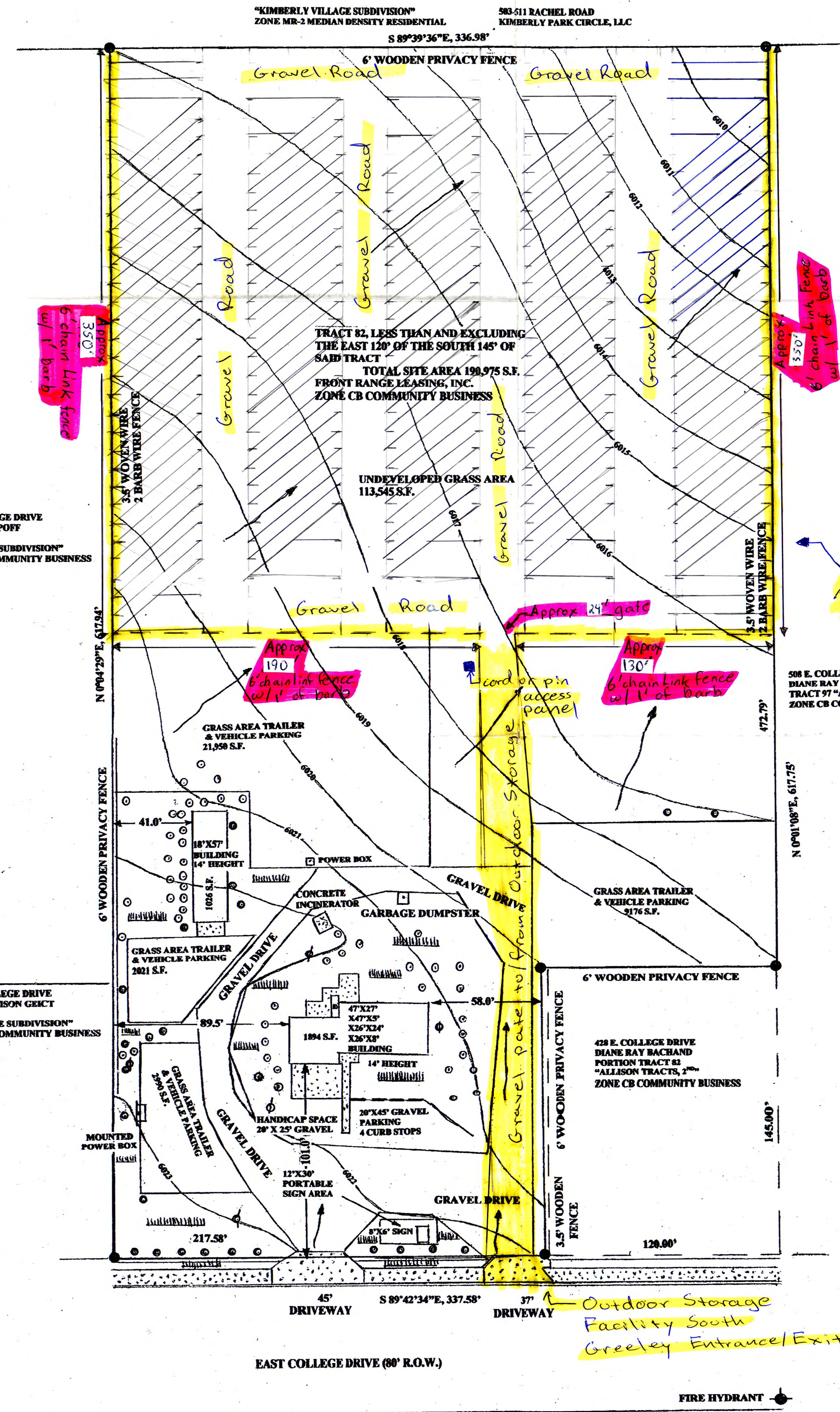


Exhibit 'A'

SITE PLAN AND LANDSCAPE PLAN
418 EAST COLLEGE DRIVE
TRACT 82
"ALLISON TRACTS, 2ND FILING"
LESS THAN AND EXCEPTING
THE EAST 120 FEET OF THE SOUTH 145 FEET
OF SAID TRACT
LARAMIE COUNTY
WYOMING
July 29, 2009

LARAMIE COUNTY
AUG 05 2009
PLANNING & DEVELOPMENT
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ACTION AUTOMOTIVE, INC.
TRACTS 45
"WALLACKAMURRAY GARDENS"
ZONE CB COMMUNITY BUSINESS