

STAFF REPORT - SUMMATION

East Lincolnway Future Land Use Map Amendment **PlanCheyenne Amendment Process**

CASE NUMBER(s): PLN-20-00006

PREPARED BY: Mark Christensen

MEETING DATES:

(City) Planning Commission:	June 1, 2020
County Commissioners:	June 2, 2020
City Council:	June 8, 2020
Public Service Committee:	June 16, 2020
City Council:	June 22, 2020

REQUIRED DOCUMENTS SUBMISSION: The following required documents have been submitted and reviewed by staff.

- Petition to amend PlanCheyenne submitted by a resident of Cheyenne

RECOMMENDATION: Staff recommends approval of the proposed application to change the future land use designation for property generally located along East Lincolnway generally between Henderson Drive and Ridge Road from Urban Residential and Public/Quasi-Public to Mixed-use Residential Emphasis and from Community Business to Mixed-use Commercial Emphasis.

STAFF REPORT

East Lincolnway Future Land Use Map Amendment **PlanCheyenne Amendment Process**

CASE NUMBER(s): PLN-20-00006
PREPARED BY: Mark Christensen
PUBLIC HEARING: June 1, 2020 (Planning Commission)

PETITION BY: Kari Happold
3001 Henderson Drive, Suite H
Cheyenne, WY 82001

Daniel J. Hayes, P.E.
350 Parsley Boulevard
Cheyenne, WY 82007

PROJECT: East Lincolnway Future Land Use Map Amendment

WORK DESCRIPTIONS: A petition to change the future land use designation for property generally located along East Lincolnway generally between Henderson Drive and Ridge Road from Urban Residential and Public/Quasi-Public to Mixed-use Residential Emphasis and from Community Business to Mixed-use Commercial Emphasis.

LOCATION:

1. Legal Description: Lots 8-15 Block 42, Mountview Park, 6th Filing; Lot 1 Block 1, Silvergate Addition, 2nd Filing; Lots 1-3, Block 1, Physicians Medical Park; Lot 1 Block 1, Rally Sport Subdivision; A Portion of SE 1/4 Sec 33, Cheyenne, Wyoming.
2. Location: along East Lincolnway generally between Henderson Drive and Ridge Road
3. Address: Several

SIZE: 23.23 acres

CURRENT FUTURE LAND USE DESIGNATION: Urban Residential, Public/Quasi-Public, and Community Business

PROPOSED FUTURE LAND USE DESIGNATION: Mixed-Use Residential Emphasis and Mixed-Use Commercial Emphasis

CURRENT ZONING: CB Community Business, LR Low-Density Residential, and PUD Planned Unit Development

PROPOSED ZONING: CB Community Business, LR Low-Density Residential, PUD Planned Unit Development, MUR Mixed-Use Residential, and MUB Mixed-Use Business

EXISTING LAND USE: Vacant, Residential, Office, Community Assembly, Medical Care

PROPOSED LAND USE: Vacant, Residential, Office, Community Assembly, Medical Care, Office – General, and Multi-Dwelling Building

SURROUNDING LAND USES:

SURROUNDING	LAND USE(S)	ZONING	ANNEXATION STATUS
North	Single-family Residential	LR, PUD	City
South	Neighborhood Assembly, Single-family Residential, Vacant	MR, P, NB	City
East	Lodging, Childcare Center, Office, Retail, Bar/Liquor Storee	CB	City
West	Single-family Residential, Office	MR, CB	City

EXECUTIVE SUMMARY:

The Planning and Development Department recently received two separate petitions to amend the future land use map for the City contained within PlanCheyenne. These petitions stemmed from a zone change request at 3306 Kelley Drive to the north of East Lincolnway and at a zone change request at Hawk's Point to the south of East Lincolnway. These two petitions prompted staff to assess the future land use designations along this section of the East Lincolnway corridor holistically and determine the amendment to the future land use map should include neighboring properties. The future land use map amendment does not change any of the subject properties' zoning, permitted uses, or dimensional standards; rather, it illustrates general land use concepts and categories with preferred location, density, and design characteristics to achieve the community's vision for development in the Cheyenne Area.

This future land use map amendment proposes changing the designations for the subject properties north of Lincolnway from Urban Residential and Public/Quasi-Public to Mixed-Use Residential and proposes changing the future land use designations for the subject properties south of Lincolnway from Community Business to Mixed-Use Commercial. Staff has determined to utilize these future land use designations based on the characteristics of East Lincolnway and several policies outlined in PlanCheyenne. The Mixed-Use Residential designation north of Lincolnway will allow future development to transition seamlessly from the Urban Residential neighborhood to the surrounding businesses and commercial uses along East Lincolnway, while the Mixed-Use Commercial designation to the south will call for a wide variety of land uses and activities, focused primarily on commercial activities, but also including other employment, public, and residential uses. Lincolnway's status as one of Cheyenne's primary arterials will support the variety of land uses this future land use amendment will foster.

The zone change applications accompanying this future land use map amendment are contingent on the adoption of this application. If the future land use map amendment is not adopted, the zone change applications would likely not conform with PlanCheyenne.

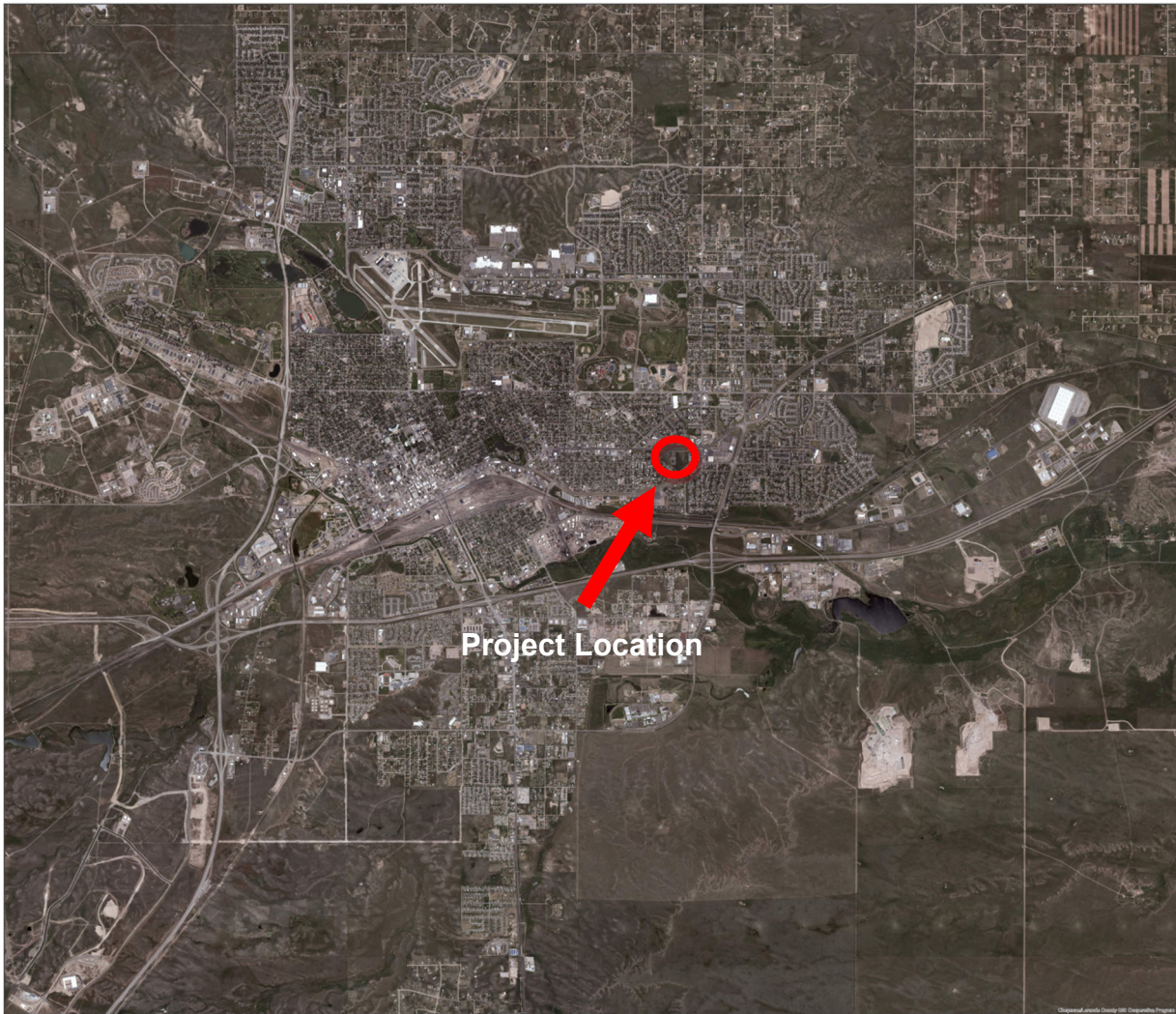
Due to meeting the review criteria set forth in the Amendment section of PlanCheyenne, staff recommends the Planning Commission recommend amending PlanCheyenne by changing the future land use designation from Urban Residential and Public Quasi-Public to Mixed-use Residential and from Community Business to Mixed-use Commercial for property generally located along East Lincolnway generally between Henderson Drive and Ridge Road from Urban Residential to Mixed-use Residential and from Community Business to Mixed-use Commercial.

SAMPLE MOTION(S):

Staff's recommended motion:

I move to recommend amending PlanCheyenne – by changing the future land use designation for the subject properties, generally located along East Lincolnway generally between Henderson Drive and Ridge Road from Urban Residential and Public/Quasi-Public to Mixed-use Residential and from Community Business to Mixed-use Commercial.

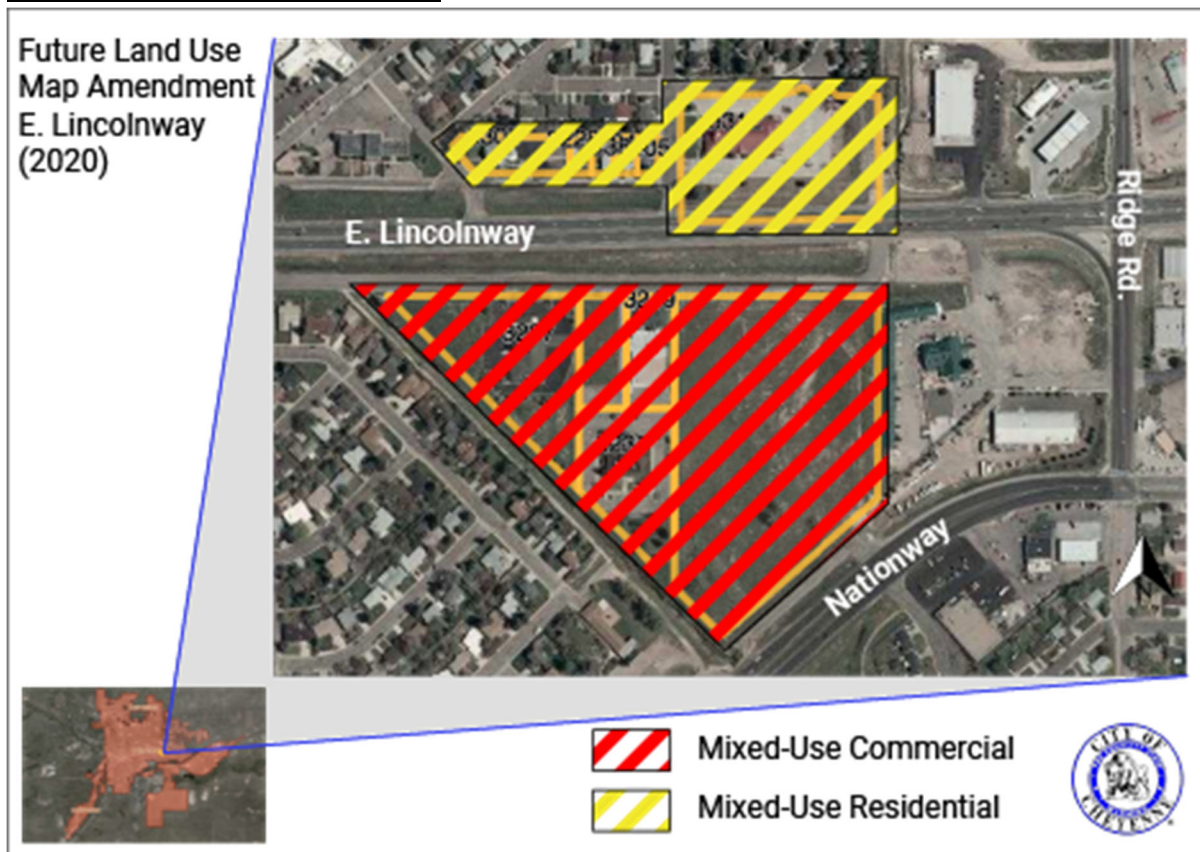
LOCATION/VICINITY MAP:



Map # 1 – Project Location/ Vicinity Map

Source: Cheyenne/Laramie County GIS Cooperative Program

AERIAL OF SUBJECT PROPERTY:



Map # 2 - Site aerial highlighting subject property located along E. Lincolnway, generally between Henderson Drive and Ridge Road

Source: Cheyenne/Laramie County GIS Cooperative Program

VIEWS OF SUBJECT PROPERTY (North)



Photograph #1 – Image of homes along Old Faithful Road north of E. Lincolnway, facing north.

Source: Development Office



Photograph #2 – Image of 3306 Kelley Drive, facing northeast.

Source: Development Office



Photograph #3 – Image of the Church of Jesus Christ of Latter-day Saints (LDS) church north of E. Lincolnway, facing northeast.
Source: Development Office



Photograph #4 – Image of another property along Old Faithful Road, facing north.
Source: Development Office

VIEWS OF SUBJECT PROPERTY (South)



Photograph #5 – Image of vacant land south of E. Lincolnway subject to the future land use map amendment, facing southeast.
Source: Development Office



Photograph #6 – Example of businesses south of E. Lincolnway in the Mixed-Use Commercial Emphasis future land use map amendment.
Source: Development Office

PLAN CHEYENNE AMENDMENT DATA: A PlanCheyenne Amendment may be approved by the governing bodies based upon all of the following considerations:

1. BENEFICIAL OR ADDRESSES ISSUES - *The proposed amendment is beneficial to the community or addresses issues not foreseen during the planning process.*

The proposed amendment would address issues not foreseen during the original planning process.

The future land use designations contained within PlanCheyenne for the subject properties are based on current and surrounding uses. Many places of worship and churches within the City carry a Public/Quasi-Public future land use designation. This designation does not account for the potential to redevelop churches should they no longer continue their use as neighborhood or community assembly, as is the case with the First Church of Christ Scientist. The proposed redevelopment of the church will allow for the reuse of an existing structure and transition the neighborhood into the commercial areas along E. Lincolnway. Expanding the Mixed-Use Residential Emphasis further to the east, including the four adjacent properties along Old Faithful Road and the LDS church, will allow for the conversion of properties adjacent to a major arterial, should they ever redevelop.



Map #3 – Future Land Use
Source: Cheyenne/Laramie County GIS
Cooperative Program

The properties to the south of E. Lincolnway carry a Community Business designation. This designation likely stemmed from the large Community Business zone and uses located directly to the east of the subject property. At the time of planning, there was no indication that the property may develop with a multi-dwelling apartment use geared towards senior citizens. This potential development led staff to determine the area surrounding the proposed senior citizen housing development to be Mixed-Use Commercial Emphasis. This designation calls for a vertical or horizontal mix of use to promote activity and walkability, which will benefit the residents of the proposed development and those residing to the west.

2. COMPATIBLY - *The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan.*

The proposed amendment would change the designation from Urban Residential and Public Quasi-Public to Mixed-Use Residential Emphasis and from Community Business to Mixed-Use Commercial Emphasis. The specific intent of this petition is to permit an Office-General use at 3306 Kelley Drive and a Multi-Dwelling senior housing development at Hawk's Point. The future land use map amendment was expanded to the surrounding properties to promote compatibility with the proposed development and to address future redevelopment opportunities.

In addition to being compatible with the proposed development, the future land use map amendments maintain compatibility with the surrounding area. The proposed Mixed-Use Residential emphasis to the north of E. Lincolnway will serve as a transition from the single-family neighborhood to the commercial areas along the corridor. The uses in the Mixed-Use Residential area will not be as intense as a Community Business designation would support. Additionally, the Mixed-Use Commercial Emphasis area south of E. Lincolnway will serve the neighborhood to the west and complement the commercial node along E. Lincolnway between College Avenue and Ridge Road.

Lastly, the future land use map amendment along E. Lincolnway promotes several policies within PlanCheyenne. Notably, the amendment will further:

- Policy 1.1.B Flexibility to Respond to Market Demands
- Policy 1.3.B Variety of Housing in Neighborhoods
- Policy 1.4.E Building Reuse
- Policy 2.1.D Conversion of Homes Along Arterials
- Policy 2.3.B Higher Density Housing
- Policy 2.5.A Community Housing Needs Met
- Policy 3.1.A Support Existing Small Businesses

3. IMPACT MITIGATION - *The proposed amendment will address and mitigate impacts on transportation, services, and facilities.*

Transportation:

The transportation network in this area of the City is currently developed. All impacts to the transportation network will be addressed through the platting and site planning processes.

Services:

The proposed change will promote more dense residential development in the area. Service providers, such as the fire department, will be included in platting and site planning processes to assess service needs.

Facilities:

The proposed change will likely not require new facilities outside of the development area.

4. SERVICE PROVISION - *The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision.*

This land is within City limits and urban facilities and services are available to the site.

5. ANNEXATION - *The proposed amendment does not jeopardize the City's ability to annex the property.*

This land is currently within City limits.

6. URBAN SERVICES AREA - *The proposed amendment is consistent with the logical expansion of the Urban Services Area.*

This land is currently within the Urban Services Area.

7. STRICT ADHERENCE - *Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.*

Strictly adhering to the current future land use designation for the property north of Lincolnway would likely not foster redevelopment within the area. Both church properties within the scope of the amendment would only be permitted to be reused by public facilities or other places of worship and community assembly, should they move or redevelop (as the First Church of Christ Scientist has). Additionally, the designation would not promote the conversion of homes along arterials, should the four residential properties along Old Faithful Road ever redevelop. This future land use plan amendment will allow for building reuse and infill development that would otherwise would not be possible with current future land use designations.

Strictly adhering to the future land use designation south of Lincolnway does not support a mix of uses and residential development. The Community Business future land use designation calls for “big box” development, regional malls, service uses, and limited residential uses. Although Community Business does state multi-family development may be integrated, the change to Mixed-Use Commercial will allow the residential proposal for Hawks Point to fit seamlessly into the larger development and promote uses that encourage activity and walkability. Furthermore, the property is also zoned Community Business, which does not allow residential.

8. PUBLIC WELFARE AND CONSISTENCY – *The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of PlanCheyenne and the elements thereof.*

Replacing the current Urban Residential, Public/Quasi-Public, and Community Business designations with Mixed-Use Residential and Mixed-Use Commercial will promote building reuse, infill development, compact development, and walkability. These designations will benefit the residents immediately adjacent to the Future Land Use Amendment and new residences through expanded residential options. Staff believes the application will promote public welfare and further many goals and policies of PlanCheyenne, as previously mentioned.

REVIEW

REVIEWING AGENCIES WITH COMMENTS:

- Development Department (Seth Lloyd)
 - o The Comprehensive Plan has principles and policies which support amending the map for the north side of Lincolnway (ref: 1.1.B, 1.4.e, 2.1.d, 3.1.a, and the description of the Mixed-use Residential Emphasis Future Land Use designation); and which support amending the map south of Lincolnway (ref: 1.1.B, 1.3.b, 2.3.b, 2.5.a, and the comparison of the description of the Mixed-use Commercial Emphasis versus the

description of the Community Business Future Land Use designations).
All other reviewing agencies did not provide Comments.

Other Comments Received:

- None

Cc: Petitioner, File