



# Board of Commissioners

June 2, 2020

PLN-20-00006: E. Lincolnway  
Future Land Use Amendment

PlanCheyenne Comprehensive  
Plan Amendment

Mark Christensen, Planner II  
City of Cheyenne, Planning and  
Development Department



# PlanCheyenne Amendment Process

- 1) A directive for an amendment by a governing body or a citizen request occurs.
- 2) Staff reviews the amendment proposal and makes a recommendation and files a staff report. If specifically related to a development project, the proposer should schedule a neighborhood meeting to discuss the project with area property owners prior to bringing the proposal before the Planning Commission.
- 3) The Planning Commission shall hold a public hearing.
- 4) The amendment will go before the governing body that will not have jurisdiction for comment only (e.g., a proposal to amend land uses within City limits goes to the County first for comment only).**
- 5) 5) The amendment request goes to the governing body that will have jurisdiction for action.



# Future Land Use Map Information

- 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
- Intended to be flexible
- Zone Change Applications in the City of Cheyenne are assessed based on their consistency with PlanCheyenne, specifically their consistency with the Future Land Use Plan
- The Future Land Use Map does not change zoning, allowable uses, or property taxes



#### Laramie County Wyoming MapServer

#### Zone Change Map

for  
3306 Kelley Drive; situated on  
All of Lots 8, 9, 10, & 11, Block 42, Mountview Park,  
6th Filing, City of Cheyenne, Wyoming

Existing zone district:  
LR - Low-Density Residential

Proposed zone district:  
MUR - Mixed-Use Residential

Proposed use: Office - Limited.  $\pm 3,027$  SqFt  
(each owner or tenant employs less than 20  
employees on premises.

Estimated trips per day generated by the use: 5.27  
Single Tenant Office Building  
(ITE Land Use 715 (1.74/1,000 sf))

Existing Building to Remain  
Location, dimensions and height

Existing entrances/exits to remain  
Location and dimension

Nearest Fire Hydrant:  
@NE corner of Kelly Dr & Locust Dr



50 ft

This map/data is made possible through the Cheyenne and Laramie County  
Cooperative GIS (CLOGGIS) Program and is for display purposes only. The  
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printed 4/8/2020

# Proposed Project

Rezoning Application at 3306  
Kelley Drive

Current FLUM Designation:  
Public/Quasi-Public



# Proposed Project

## Rezoning Application at Hawk's Point

Current FLUM Designation:  
Community Business



### ZONE CHANGE

FOR  
HAWK'S POINT SUBDIVISION  
AN ADDITION TO THE CITY OF CHEYENNE  
LOCATED IN THE SE $\frac{1}{4}$  SECTION 33,  
T.14N., R.66W., 6th P.M.  
LARAMIE COUNTY, WYOMING.  
PREPARED APRIL, 2020

#### SITE ZONING:

EXISTING ZONING: CB - COMMUNITY BUSINESS  
PROPOSED ZONING: MB - MODERATE BUSINESS  
\*\* SUBORDINATE TO THE CITY OF CHEYENNE COMMUNITY BUSINESS

#### LEGAL DESCRIPTION:

A portion of the SE $\frac{1}{4}$  of Section 33, T.14N., R.66W., 6th P.M.,  
City of Cheyenne, Laramie County, Wyoming, to be more particularly described as follows:

Commencing at the Southeast corner of said Section 33, being a found aluminum cap monument, thence N $70^{\circ}15'15''$ E along the east line of said Section 33, 878.73 feet to a set 8" x 8" aluminum cap monument (P.L.S. 5634), thence after referred to as a typical monument, at the southeast corner of Block 7, McCann Addition and the POINT OF BEGINNING of this parcel description, thence from said found monument to the northeast corner of said Section 33, 878.73 feet to a found aluminum cap monument (in the south right of way line of said lot), thence westerly along said southerly right of way line on an arc of a non-tangent curve to the right 457.50 feet (in a spiral movement, said curve having a radius of 780.00 feet, central angle of 72 $^{\circ}00'$  and chord bearing S $67^{\circ}12'55''$ W, 457.44 feet, thence N $60^{\circ}44'25''$ W along said southerly right of way line, 343.96 feet to a found aluminum cap monument at the northeast corner of Lot 2, Block 3, Physicians Medical Park Subdivision, thence S $73^{\circ}18'42''$ W along the east line of said Physicians Medical Park Subdivision, 672.92 feet to a found aluminum cap monument, thence S $45^{\circ}32'55''$ W along the east line of said Physicians Medical Park Subdivision, 36.75 feet to a found aluminum cap monument at the southeast corner of Lot 1, Block 3, of said Physicians Medical Park Subdivision (being on the northwesterly right of way line of Henderson Drive, thence S $45^{\circ}32'55''$ W along said northwesterly right of way line, 236.08 feet to a found iron pipe on the northwesterly right of way line of Henderson Highway, thence northwesterly along said northwesterly right of way line on an arc of a non-tangent curve to the left, 52.28 feet (said curve having a radius of 800.00 feet, central angle of 17 $^{\circ}43'55''$ , and chord bearing N $67^{\circ}12'55''$ E, 52.28 feet, thence N $60^{\circ}44'25''$ E along said northwesterly right of way line, 343.96 feet to the Point of Beginning, thence bearing 530.00 feet, west to first.

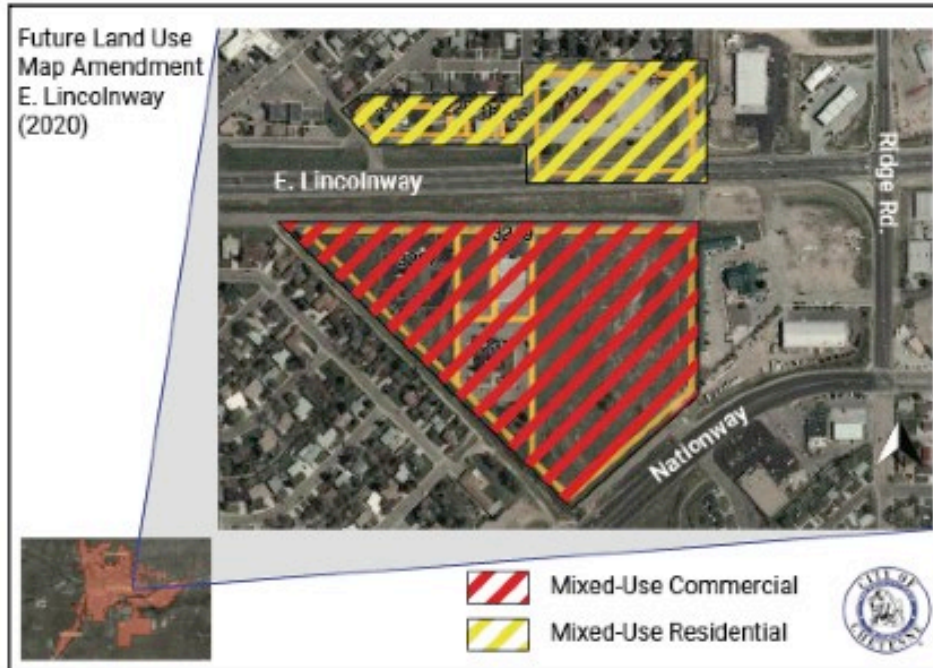
FILING RECORD

PREPARED BY: JAMES MILLER  
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JAMES MILLER

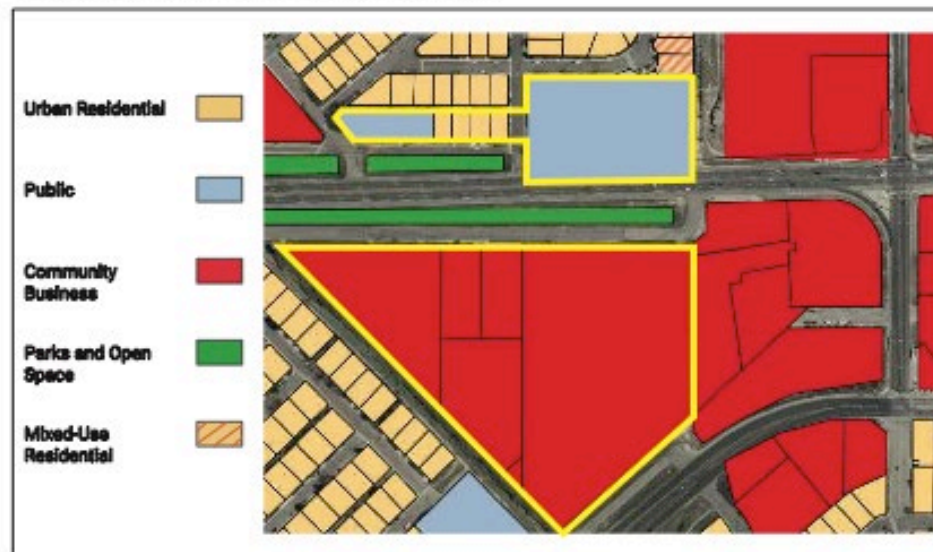




## Proposed Future Land Use Designations



## Current Future Land Use Designations



# Proposed Project

Proposed Future Land Use Map Amendment

Current FLUM Designations:  
Urban Residential  
Community Business  
Public/Quasi-Public





Comments?



# City Council Schedule

The Future Land Use Map Amendment will go before City Council as a Resolution:

- June 8: Introduction
- June 16: Public Services Committee
- June 22: Final Consideration

## Contact Information

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