



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Marissa Pomerleau, Planner

DATE: January 14th, 2021

TITLE: PUBLIC HEARING regarding a Zone Change from LR - Low Density Residential to PUD – Planned Unit Development for “All-Around PUD” located on Tract 5, Mountain View Homes Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Wes Moody of 489 Barlow Canyon Rd, Lovell, WY, has submitted a Zone Change application for Tract 5, Mountain View Homes, located at 1310 Southwest Drive. The purpose of the application is to change the zone district from LR to PUD.

BACKGROUND

The subject property is 1.94 acres with a residence and associated structures on it. The property is bordered by the city to the west and commercial vacant and residential land uses to the south, east and north.

Pertinent Regulations

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

Section 4-2-112 of the Laramie County Land Use Regulations governing the PUD – Planned Unit Development 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.

PlanCheyenne contemplates MU-R uses for this property. The plan emphasizes a variety of residential types in these area as well as neighborhood friendly businesses. Supporting and complementary uses, including single-family residences, townhomes, apartments, retail establishments and office are encouraged. Residential densities vary depending on use and zoning.

The property is currently zoned LR with LR zoning to both the east and North and PUD zoning to the south and west.

Public notice was published, and neighbor notice letters were sent by certified mail. After review by all pertinent agencies, Planning Staff received comment from Cheyenne MPO regarding landscaping of the site. Landscaping will be addressed in the future if a commercial use/site plan is proposed on the property, but at this time it is not a requirement.

Section 1-2-103 (b) states that in order for Planning Commission to recommend approval, one of the following must be found:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; *or*
- ii. That the original zoning classification given to the property was inappropriate or improper; *or*
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by the conformance with the Laramie County Comprehensive Plan and PlanCheyenne with type of development.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Planning Commission find that:

- a. This application does meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) i. and iii. of the Laramie County Land Use Regulations

- b. The proposed change in zone district is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

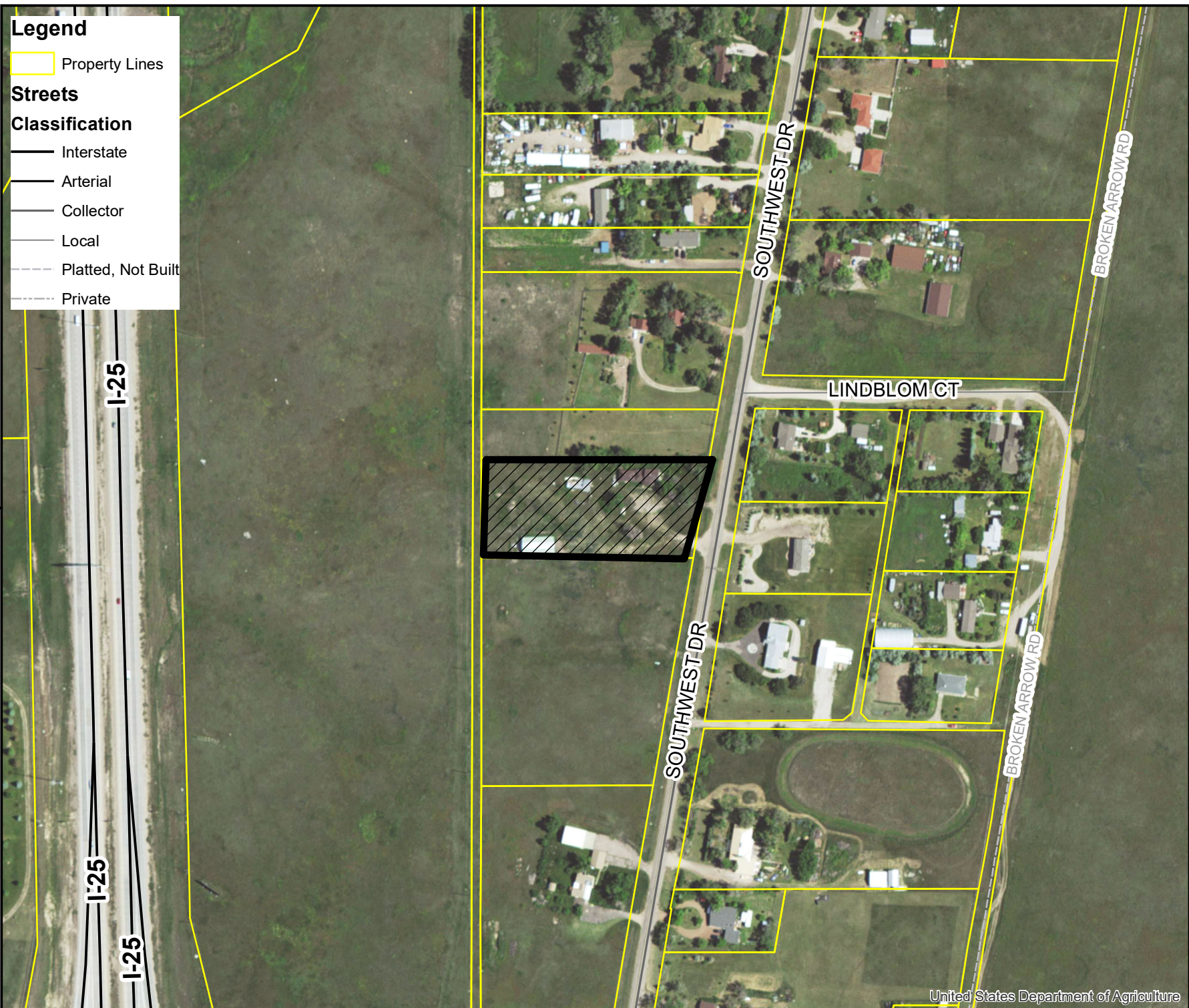
and that the Planning Commission recommend approval of a Zone Change from LR – Low Density Residential to PUD – Planned Unit Development to the Laramie County Board of Commissioners for “All-Around PUD” located on Tract 5, Mountain View Homes Subdivision, Laramie County, WY.

PROPOSED MOTION

I move to recommend approval of a Zone Change from LR – Low Density Residential to PUD – Planned Unit Development to the Laramie County Board of Commissioners for the “All-Around PUD” located on Tract 5, Mountain View Homes Subdivision, 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 6: Draft Resolution**
- Attachment 7: Resolution Exhibit ‘A’ - Zone Change Map**



Laramie County, Wyoming

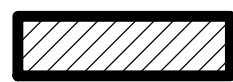


**All-Around PUD
Tract 5
Mtn View Homes**

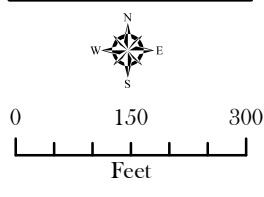
**Zone Change
PZ-20-00332**

Location Map

**Subject
Properties**



December 2020




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Legend

 Property Lines


Streets

Classification

 Interstate

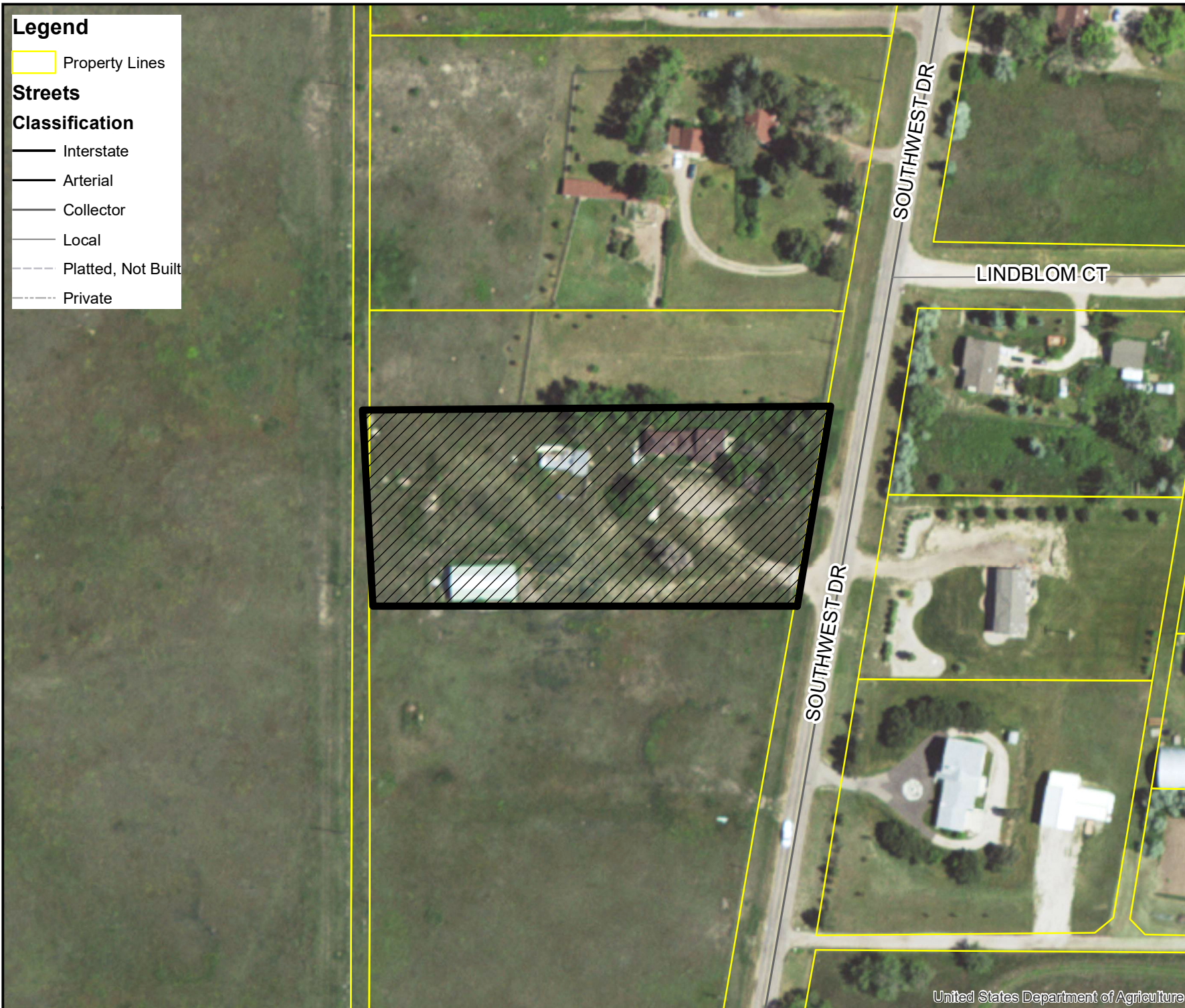
 Arterial

 Collector

 Local

 Platted, Not Built

 Private



Laramie County, Wyoming



**All-Around PUD
Tract 5
Mtn View Homes**

Zone Change

PZ-20-00332

Aerial Map

**Subject
Properties**



December 2020



0 70 140
Feet

United States Department of Agriculture

Laramie County, Wyoming



All-Around PUD

Zone Change

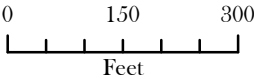
PZ-20-00332

Comprehensive
Plan Map

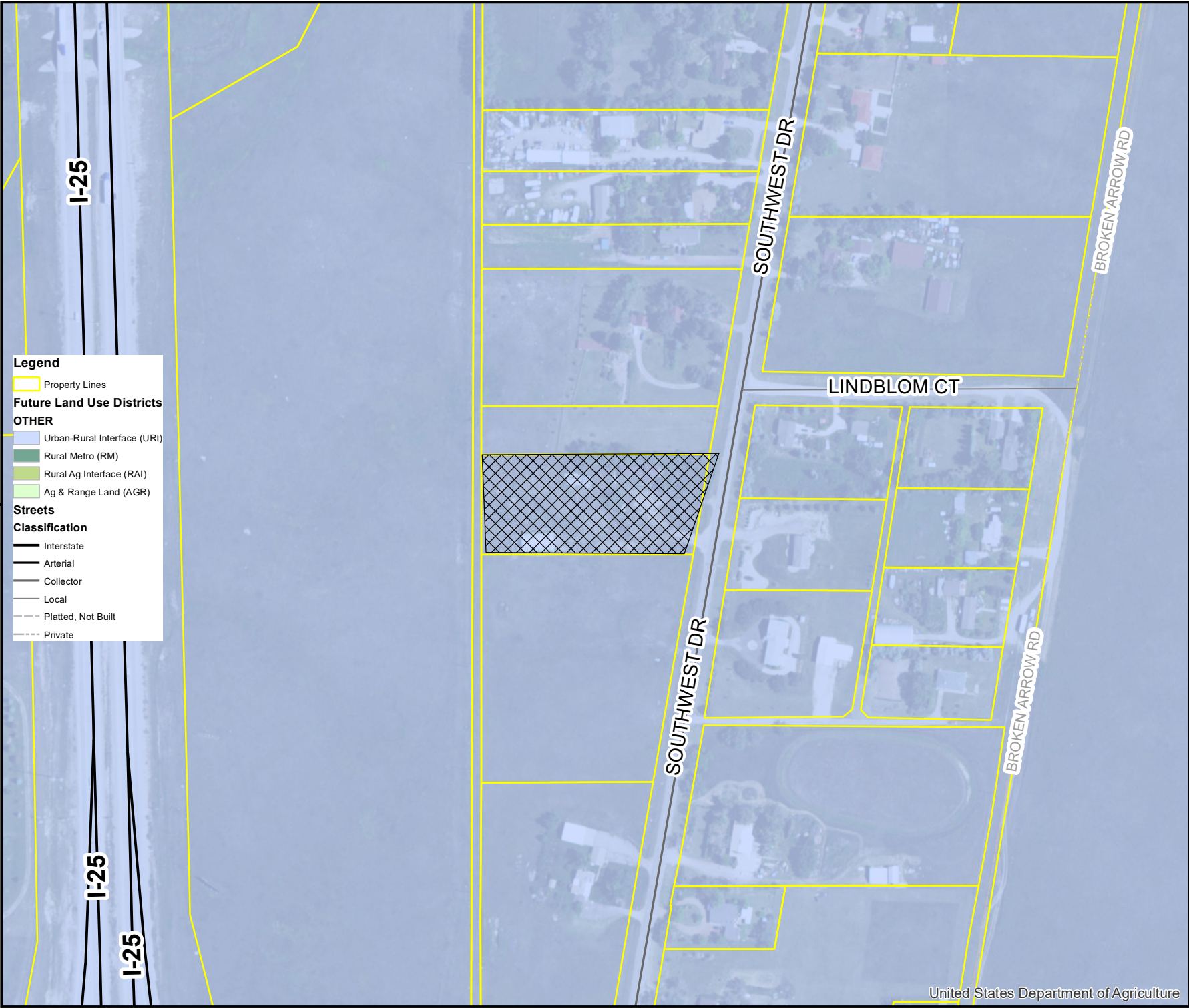
Subject
Properties



January 2021



United States Department of Agriculture



Legend

Property Lines

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

Streets

Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

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Laramie County, Wyoming



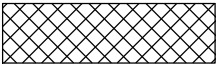
All-Around PUD

Zone Change

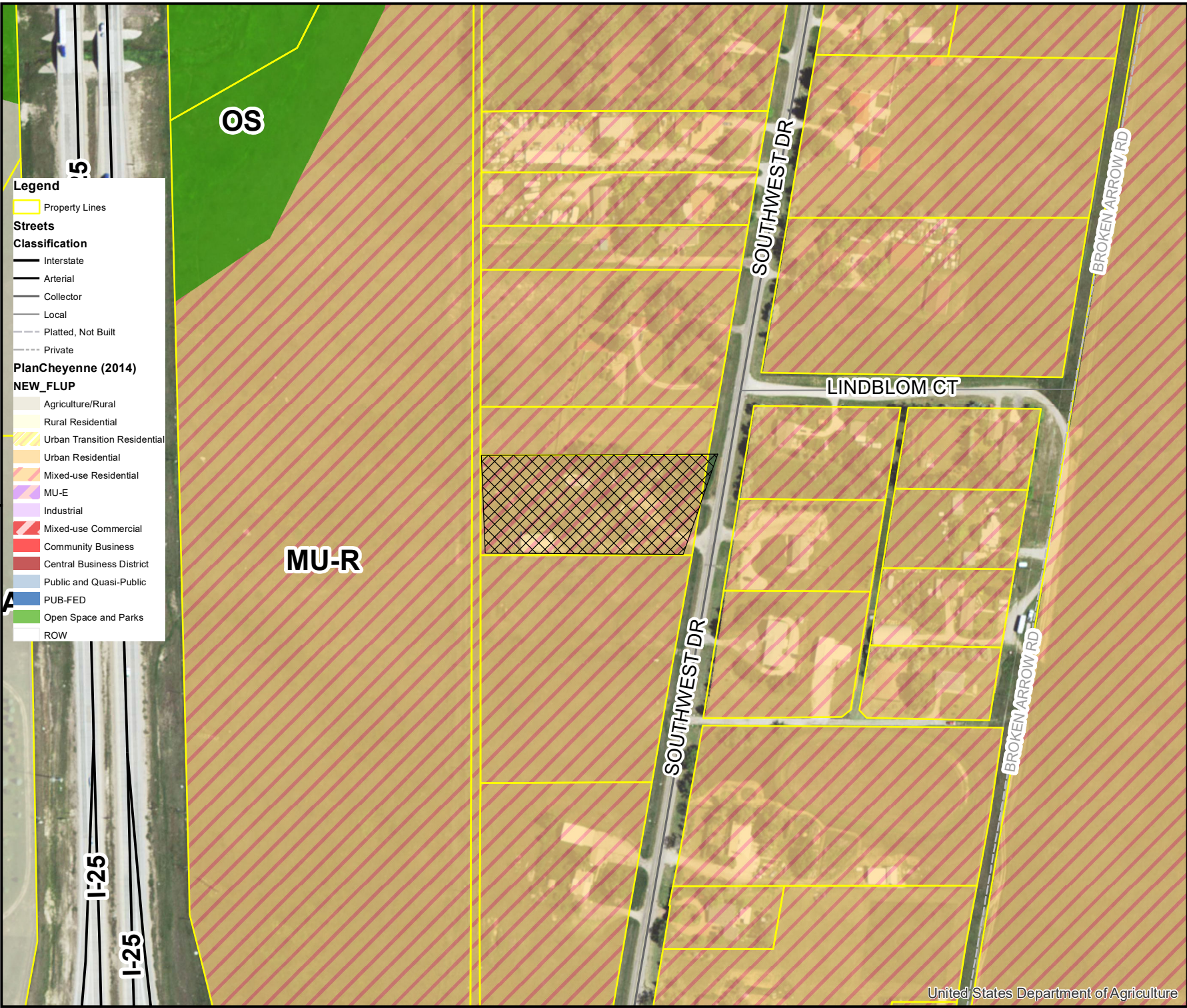
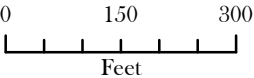
PZ-20-00332

PlanCheyenne
Map

Subject
Properties



January 2021



Legend

Property Lines

Streets

Classification

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

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

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Laramie County, Wyoming



All-Around PUD

Zone Change

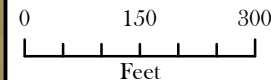
PZ-20-00332

Current Zoning Map

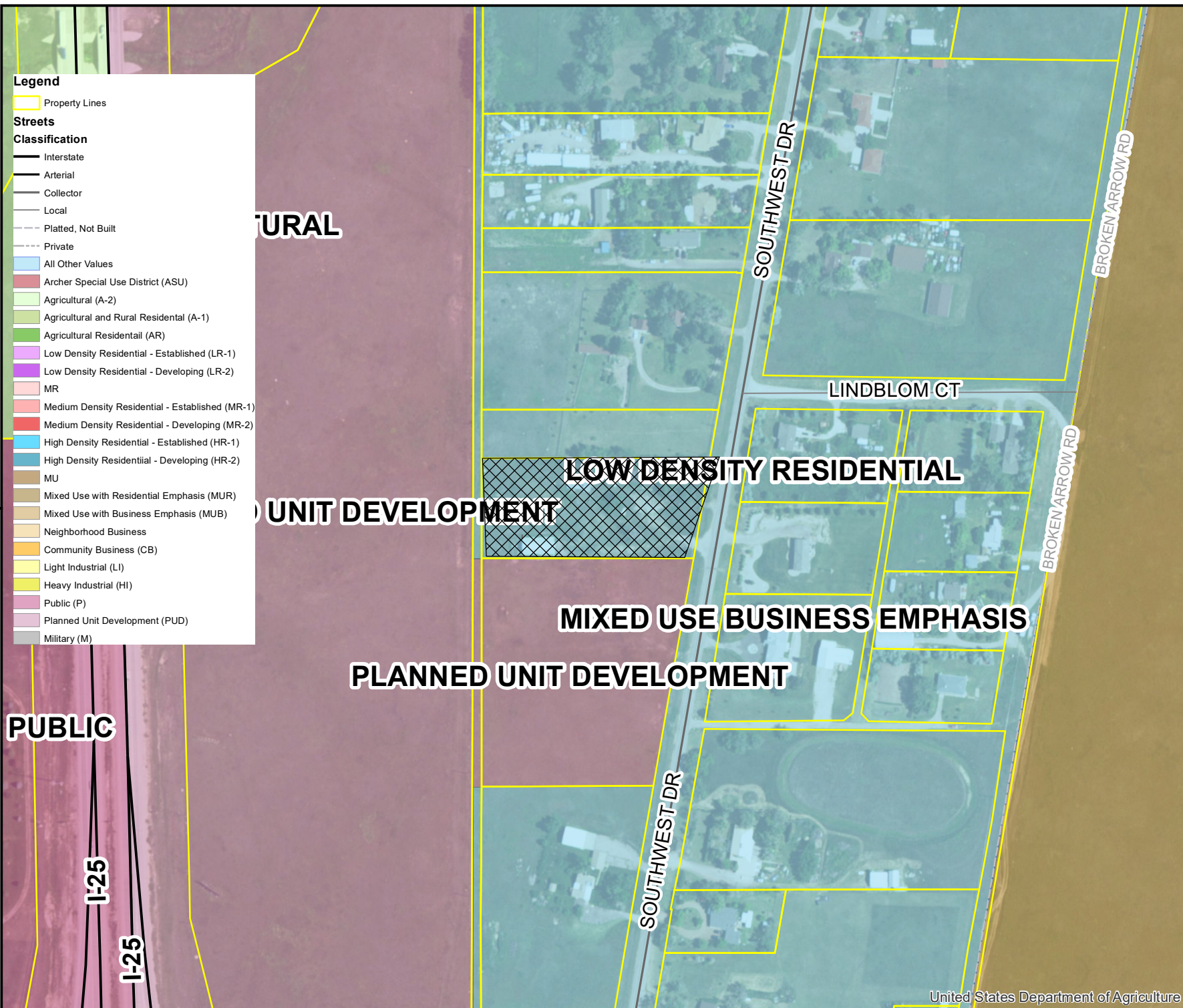
Subject Properties



January 2021



United States Department of Agriculture



- Legend**
- Property Lines
 - Streets**
 - Classification**
 - Interstate
 - Arterial
 - Collector
 - Local
 - Platted, Not Built
 - Private
 - 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)

Cheyenne MPO: Cheyenne MPO, Christopher Yaney Comments Attached 12/23/2020

1. The Develop wishes to do a PUD. What special considerations are they providing as community benefits which makes this a PUD? They need to show what type of screening this site will provide. Prefer to see quality trees and bushes landscaping along Southwest Drive and show what screening will be done along the north, south and west side of this site.

AGENCIES WITH NO COMMENT

County Assessor

County Engineer

County Public Works Department

County Attorney

County Real Estate Office

Environmental Health

WYDOT

Combined Communications Center

Fire District No 1

Intraoffice: Planners, Cambia McCollom

Intraoffice: Planners, Marissa Pomerleau

AGENCIES WITH NO RESPONSE:

County Treasurer

County Conservation District

WY State Engineer's Office

Emergency Management

Sheriff's Office

Cheyenne Engineering Services

Cheyenne Planning

Cheyenne Urban Planning Office

Cheyenne Development Services

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM LR – LOW DENSITY RESIDENTIAL TO
PUD – PLANNED UNIT DEVELOPMENT FOR “ALL-AROUND PUD”,
LOCATED ON TRACT 5, MOUNTAIN VIEW HOMES SUBDIVISION,
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 previously adopted 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

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

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 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 4-2-112 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from LR - Low Density Residential to PUD – Planned Unit Development for “All-Around PUD” located on Tract 5, Mountain View Homes Subdivision, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

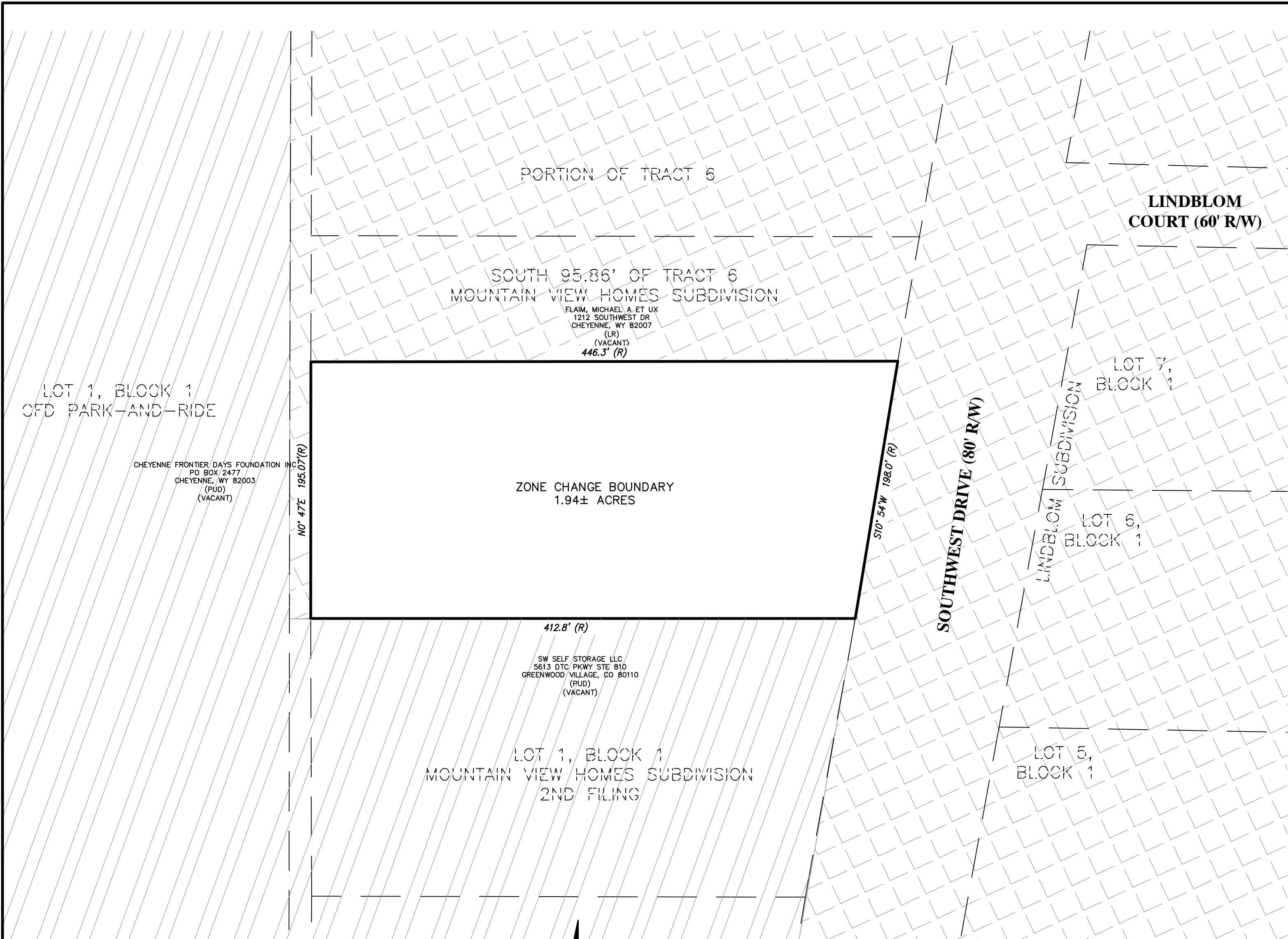
Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney’s Office



LEGEND

- (R) DENOTES RECORD DATA
- CURRENTLY MR ZONING
- CURRENTLY PUD ZONING

ZONING

CURRENT = LR
PROPOSED = PUD

LAND DESCRIPTION

TRACT 5
MOUNTAIN VIEW HOMES
SUBDIVISION
OWNER: WES MOODY

GENERAL INFORMATION

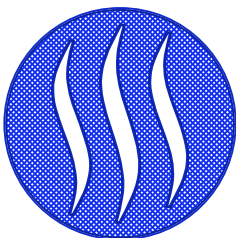
TOTAL SITE AREA : 1.94 ACRES (NET/GROSS)

EXISTING ZONE DISTRICT: LR
PROPOSED ZONE DISTRICT: PUD

"EXHIBIT A"
ZONE CHANGE MAP
for
ALL-AROUND PUD

TRACT 5,
MOUNTAIN VIEW HOMES SUBDIVISION,
LARAMIE COUNTY, WYOMING.

PREPARED NOVEMBER, 2020



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

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A 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.

