



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

---

## Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Planner

**DATE:** April 20<sup>th</sup>, 2021

**TITLE:** PUBLIC HEARING regarding a Board Approval for a construction shop and office use, located on the west 224' of the south 1/2 of Tract 29, Crestmoor Addition, Laramie County, WY.

---

### EXECUTIVE SUMMARY

Garland Construction Inc. on behalf of Kip Garland, has submitted a Board Approval application for a construction shop and office for Garland Construction Inc. and Garland Electric, LLC. Upon Board approval a site plan application, which includes access, location, traffic and drainage information, will be required to be submitted and approved prior to development

### BACKGROUND

The existing parcel is currently zoned A1 – Agricultural and Rural Residential and is undeveloped vacant land.

### **Pertinent Regulations**

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

**Section 4-2-101** of the Laramie County Land Use Regulations governing the A1 – Agricultural and Rural Residential Zone District.

### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). This designation encourages a wider variety of intensive land uses than other areas. High density residential, intensive commercial, employment centers and industrial uses are preferred here. A higher level of vehicular access and a greater overall level of community services can also be expected in these areas. With the option of intensive commercial within the plan and due to the

fact that property is off an arterial road, the use of a shop and office is well suited for this area and can be supported.

PlanCheyenne designates this area as Urban Transitional Residential (UTR), which emphasizes a gradual transition from the more urbanized areas of the city to the rural areas of the county. This category focuses on a range of single-family residences and multi-family duplexes, patio homes and townhomes while blending both urban and rural standards.

The subject property is bordered entirely by the A-1 zone district. Approved uses within this zone range from single-family residential, animal hospitals or clinics and churches, temples or other places of worship. The proposed use most closely resembles the use of animal hospitals or clinics as they have the commonality of an office space.

The applicant submitted a justification letter describing the proposed use. In this letter the applicant states how his proposed use for a construction shop office would be similar to that of the Inman Roofing company located just north of subject property. The applicant has also estimated that his businesses traffic levels would be similar to the Hol-a-Pet Inn, LLC business that is located across the Storey Blvd/College Dr intersection from the subject property.

Attached is a preliminary site plan map for reference. Agency comments were received access, wastewater systems, commercial plan requirements and the site's proximity to city limits and services. All applicable comments shall be addressed by the applicant with site plan and corresponding permits.

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

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that 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 4-2-101 of the Laramie County Land Use Regulations governing the A1 – Agricultural and Rural Residential Zone District.

**and that the Board approve the construction shop and office use for Garland Construction Inc. and Garland Electric, LLC with no conditions.**

### **PROPOSED MOTION**

**I move to grant Board Approval for the construction shop and office use for Garland Construction Inc. and Garland Electric, LLC, 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: Preliminary Site Plan Map**
- Attachment 9: Resolution**
- Attachment 10: Resolution Exhibit ‘A’**



# Laramie County, Wyoming



Garland  
Construction  
Shop and Office

Board Approval

PZ-21-00067

Location Map

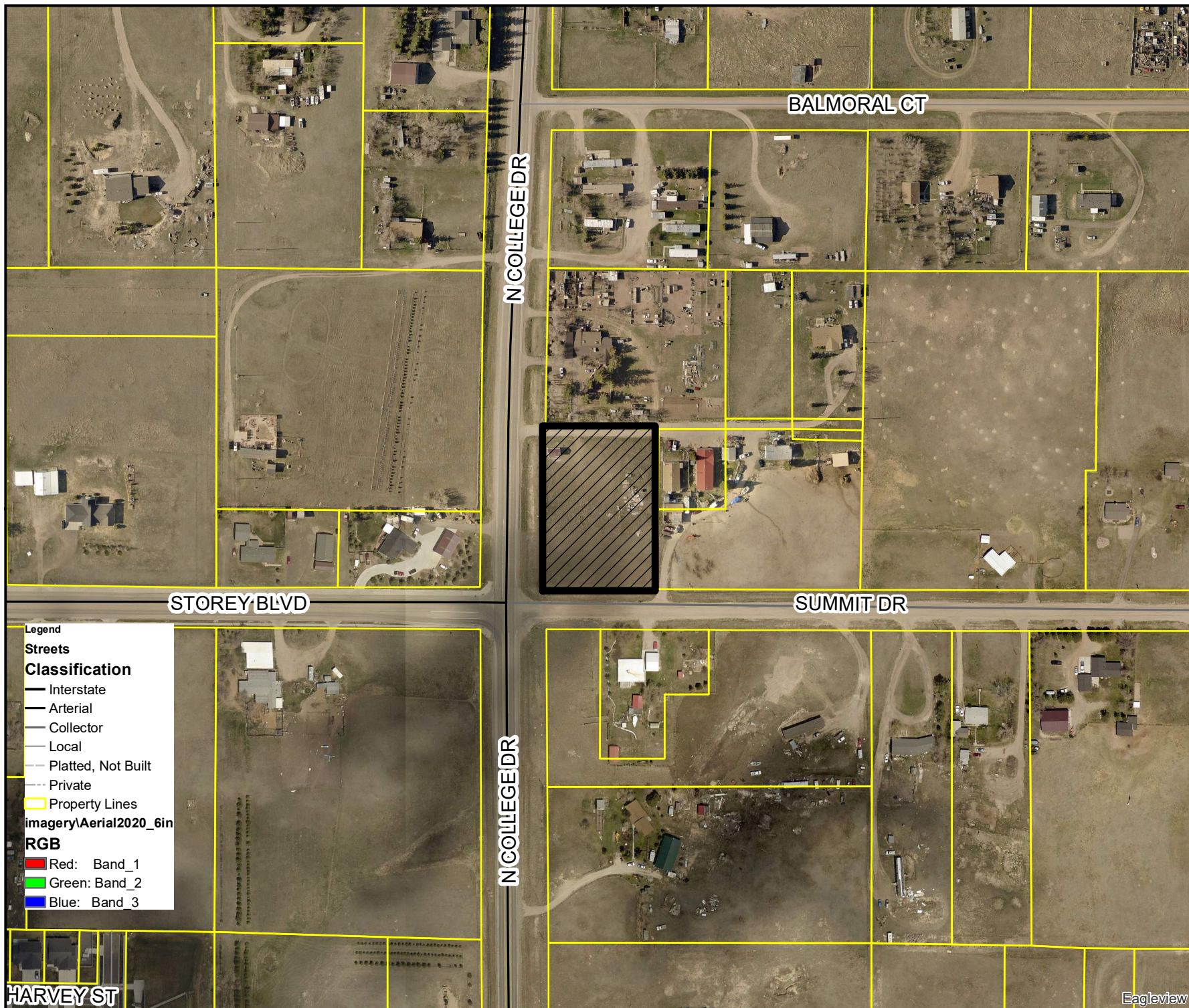
Subject  
Properties



March 2021



0 150 300  
Feet





# Laramie County, Wyoming



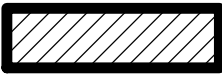
**Garland  
Construction  
Shop and Office**

**Board Approval**

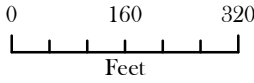
**PZ-21-00067**

**Aerial Map**

**Subject  
Properties**

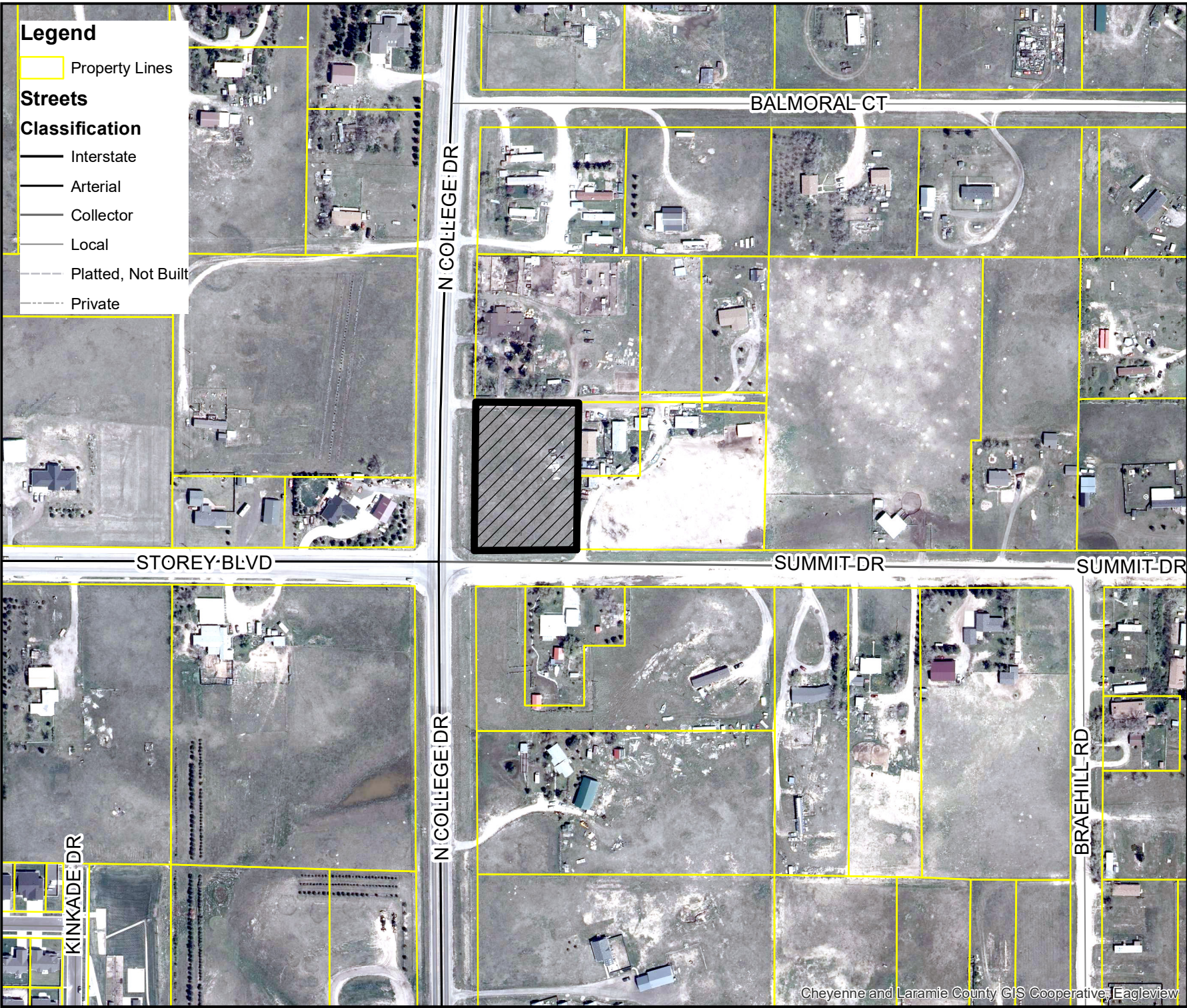


March 2021



## Legend

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



Cheyenne and Laramie County GIS Cooperative, Eagleview

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.



# Laramie County, Wyoming



**Garland  
Construction  
Shop and Office**

**Board Approval**

**PZ-21-00067**

**Comprehensive  
Plan Map**

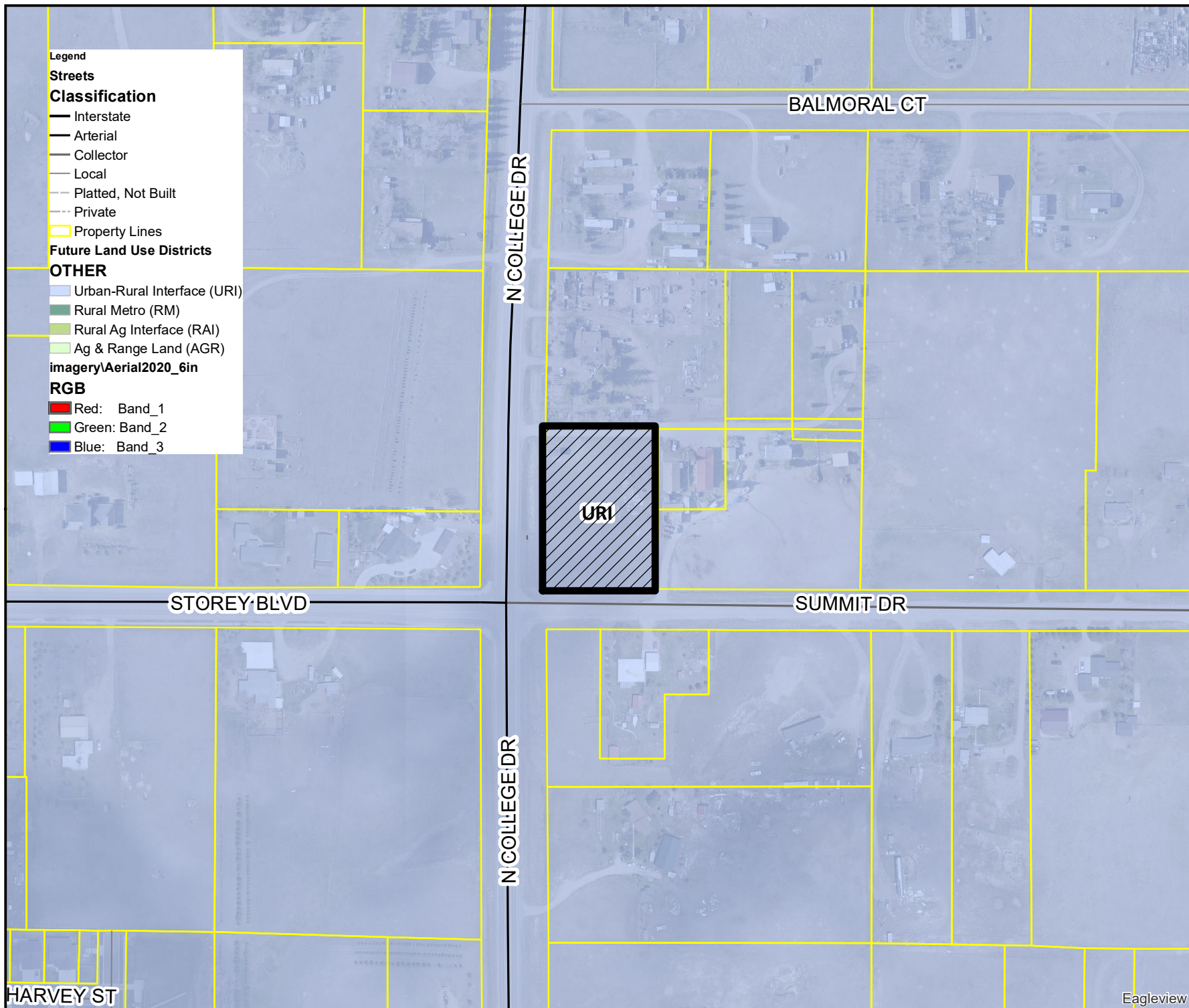
**Subject  
Properties**



March 2021



0 150 300  
Feet



# Laramie County, Wyoming



**Garland  
Construction  
Shop and Office**

**Board Approval**

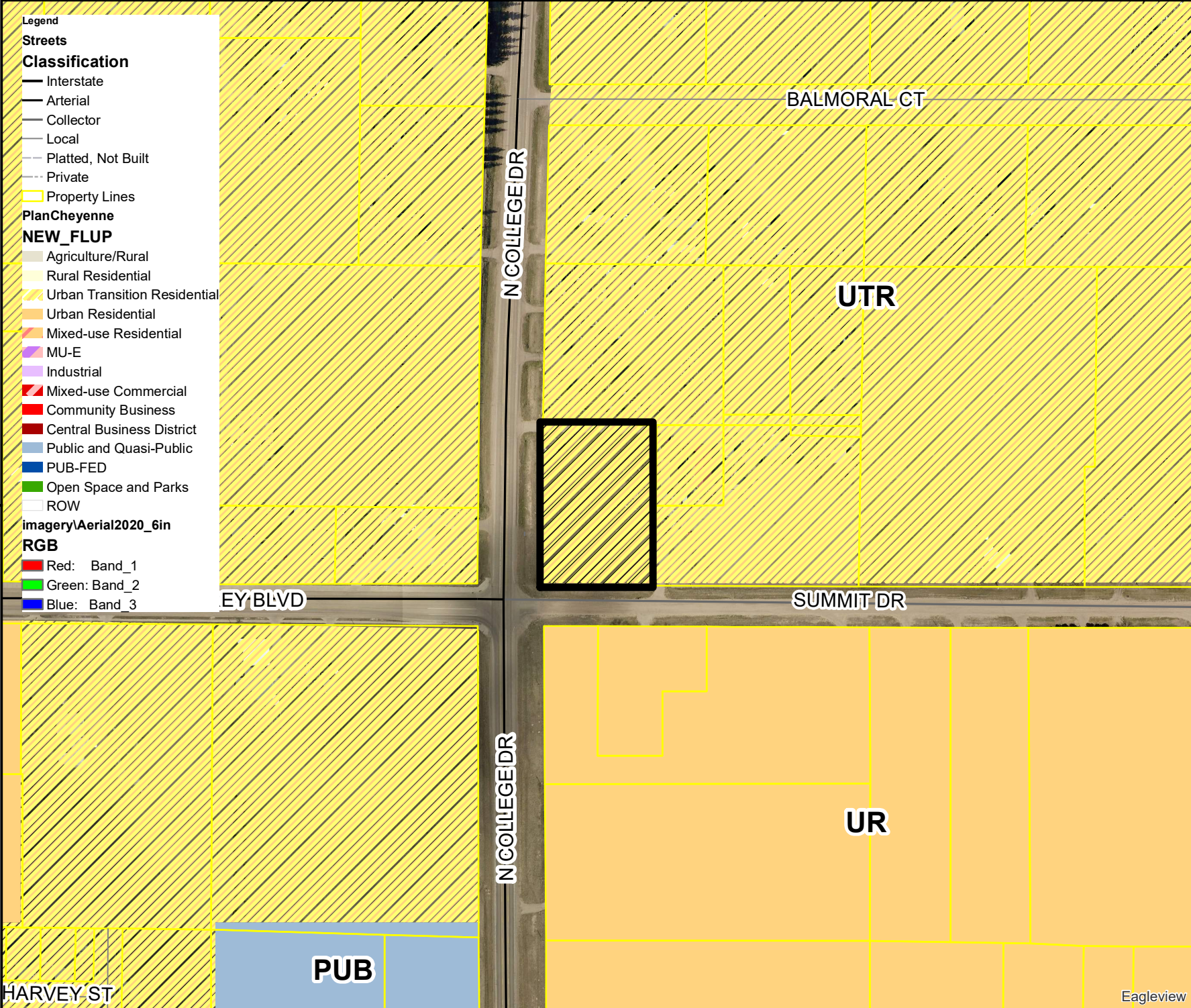
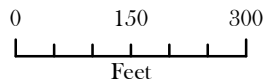
**PZ-21-00067**

**PlanCheyenne  
Map**

**Subject  
Properties**



March 2021



**Legend**

**Streets**

**Classification**

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

**PlanCheyenne**

**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

**imagery\Aerial2020\_6in**

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

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.



# Laramie County, Wyoming



**Garland  
Construction  
Shop and Office**

**Board Approval**

**PZ-21-00067**

**Current Zoning  
Map**

**Subject  
Properties**



March 2021



0 150 300  
Feet

Eagleview

**Legend**

**Streets**

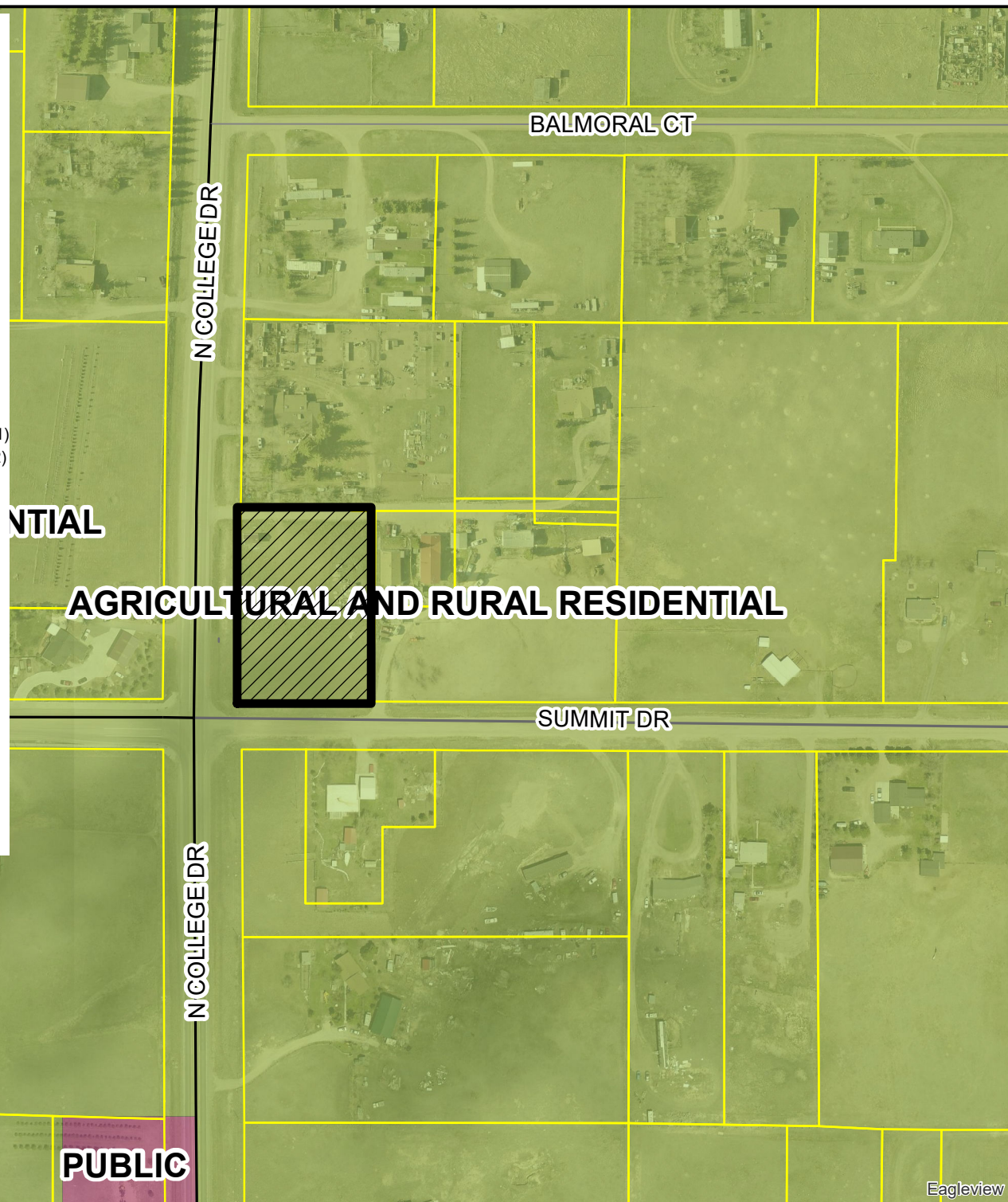
**Classification**

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

imagery\Aerial2020\_6in

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





**Cheyenne MPO:** Cheyenne MPO, Christopher Yaney Comments Attached 03/31/2021

1. Access is not shown on Map. Prefer to see access to be from the Alley/Private Road as a shared access. Would like to see the portion within the right-of-way to be paved.

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments Attached 04/01/2021

Regulations:

#### LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Commercial small wastewater permit is required for lot. Septic system must be designed by an engineer and cannot be installed in fill dirt or on slopes greater than 15%.

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 04/02/2021

1. If use is approved, a site plan will be required next.

**Cheyenne Planning:** Cheyenne Development Services, Seth Lloyd Comments Attached 03/29/2021

1. Proposed use appears appropriate at this location.
2. Access should be limited to the 'alley' - access to College and Storey/Summit should be limited as both are anticipated to be high-volume roads.
3. Proposed use and location would appear to be better served by being inside City limits and connecting to City services (specifically water and sewer). However, City limits and City services do not yet extend to this property.

#### **AGENCIES WITH NO COMMENT:**

Combined Communications Center  
County Assessor  
County Attorney  
County Real Estate Office  
Fire District No 2  
County Public Works Department  
Laramie Co School Dist No 1

**AGENCIES WITH NO RESPONSE:**

Cheyenne Urban Planning Office

Cheyenne Development Services

County Treasurer

WYDOT

Emergency Management

Sheriff's Office

ing Services



**GARLAND CONSTRUCTION LLC  
P.O. BOX 20146  
CHEYENNE WY 82003  
307-680-0571**

February 20, 2021

To whom it may concern,

I have owned and operated a construction company for the last 27 years, building primarily in the northern Wyoming; Buffalo, Sheridan and Gillette areas. Starting out in Buffalo, my office of operations was located at 911 Pine Street where I housed all of my materials and equipment.

Upon moving to Cheyenne, I have been operating Garland Construction Inc. out of my residence. We purchased the property on the northeast corner of College and Summit as an investment property. I have recently opened Garland Electric LLC., and as Garland Construction has continued to grow here in Cheyenne it is now necessary for me to move my business back into a shop office area. The property we own on the northeast corner of College and Summit is ideal for us to move into. Our new erection of our shop with attached 2 story office building would be of the highest quality and appearance and would show off our building capabilities. It would be similar to the shop office of Inman Roofing company located just north of our property. I believe our traffic would be similar to Hol-a-Pet Inn LLC dog kennel located catty-corner to us on the corner of College and Storey Boulevard. We would be operating off of well water and a septic tank which both are available to that location.

I thank you in advance for your time and consideration on this project

Thank you



Kip M Garland  
President

REVISION	DATE
DATE:	03/03/21
JOB NUMBER:	21-3.1
DRAWN BY:	CMS
PLOT PLAN	

LOT 28  
7.93 ACRES

LOT 29  
8.82 ACRES

LOT 30  
8.82 ACRES

N. COLLEG DRIVE

STOREY BOULEVARD

ALLEY

PARKING LOT

NEW OFFICE/SHOP  
BUILDING

TREES

WELL

LEACH FIELD

SEPTIC TANK

PLANTER

30' DRAINAGE & UTILITY EASEMENT

UNDEVELOPED



PLOT PLAN  
1" = 40'-0"



RESOLUTION # \_\_\_\_\_

**A RESOLUTION FOR BOARD APPROVAL FOR A CONSTRUCTION SHOP AND  
OFFICE USE, LOCATED ON THE WEST 224' OF THE SOUTH ½ OF TRACT 29,  
CRESTMoor ADDITION, LARAMIE COUNTY, WY.**

**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 4-2-101 governing the A1 – Agricultural and Rural Residential 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 4-2-101 of the Laramie County Land Use Regulations governing the A1 – Agricultural and Rural Residential Zone District.

**And the Board approves the construction shop and office use for the west 224' of the south ½ of Tract 29, Crestmoor Addition, Laramie County, WY, as shown on attached Exhibit 'A'.**

**PRESENTED, READ, PASSED**, 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

Exhibit 'A'

LOT 28  
7.93 ACRES

LOT 29  
8.82 ACRES

LOT 30  
8.82 ACRES

N. COLLEG DRIVE

STOREY BOULEVARD

ALLEY

PARKING LOT

NEW OFFICE/SHOP  
BUILDING

TREES

WELL

LEACH FIELD

SEPTIC TANK

PLANTER

30' DRAINAGE & UTILITY EASEMENT

UNDEVELOPED



PLOT PLAN  
1" = 40'-0"

Garland Construction Office & Shop

Crestmoor West 224' of the South 1/2 of Tract 29  
Cheyenne, WY

REVISION	DATE

DATE:	03/03/21
JOB NUMBER:	21-3.1
DRAWN BY:	CMS

PLOT PLAN