



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: June 15th, 2021

TITLE: Review and Approval regarding the “All-Around PUD” Regulations, located on Tract 5, Mountain View Homes Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

This Zone Change was presented to this Board on February 2nd, 2021 and approved with no conditions. Upon recordation of the Zone Change Resolution, it was determined that the PUD Regulations were incorrectly not added to the resolution. Therefore, the Planning Department requests that these PUD regulations be approved as an addition to the All-Around PUD Zone Change Resolution.

PROPOSED MOTION

I move to approve the "ALL-AROUND PUD", for Mountain Home Estates, Tract 5, Laramie County, WY, as shown on Exhibit "A" attached.

ATTACHMENTS

Attachment 1: Resolution

Attachment 2: Resolution Exhibit “A” - Zone Change Map

RESOLUTION # _____

ENTITLED: A RESOLUTION APPROVING "ALL-AROUND PLANNED UNIT DEVELOPMENT" (PUD), A PUD ESTABLISHED FOR MOUNTAIN HOME ESTATES, TRACT 5, LARAMIE COUNTY, WY. AKA 1310 SOUTHWEST DR.

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 have previously adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Zone Change pursuant to section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for PUD -Planned Unit Development pursuant to section 4-2-112 of the Laramie County Land Use Regulations; and

WHEREAS, in accordance with Section 4-2-112 of the Laramie County Land Use Regulations governing Planned Unit Development Districts, the following standards shall govern the PUD:

1. The PUD shall be subject to all provisions of the most current adopted version of the Laramie County Land Use Regulations (LCLUR) except as established herein.
2. Where silent on any provision, the PUD shall follow the standards of Section 4-2-111 DISTRICT MU – MIXED USE of the LCLUR.
3. The PUD shall allow the following uses by right:
 - i. Single Family Residential
 - ii. Mixed-Use Commercial/Residential
 - iii. Home Occupations
 - iv. Churches, Temples or Other Places of Worship
 - v. Offices
 - vi. Retail Uses
 - vii. Storage Facilities or Yards
 - viii. Outdoor Storage in Association with an Approved Use
 - ix. Transportation Facilities
 - x. Retail Uses
 - xi. Warehousing and Wholesale Uses
 - xii. Any commercial, industrial, manufacturing, fabrication, or processing use, associated offices and accessory commercial activities which does not emit noxious noise, smoke, odor, or dust, which does not emit pollutants to the soil and is confined to a building.

4. The following uses may be permitted by the Board within the PUD:

- i. Family Child Care Homes
- ii. Any use identified in LCLUR Section 4-2-111 as Permitted.
- iii. Any use identified in LCLUR Section 4-2-111 as Uses Requiring Board Approval.
- iv. Other uses similar to those permitted in this 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 is in compliance with section 1-2-103(b) of the Laramie County Land Use Regulations.
- b. This application is in compliance with section 4-2-112 of the Laramie County Land Use Regulations.

and the Board approves the "ALL-AROUND PUD", for Mountain Home Estates, Tract 5, Laramie County, WY, as shown on Exhibit "A" attached.

PRESENTED, READ, PASSED, APPROVED AND ADOPTED this ___ day of _____ 2021.

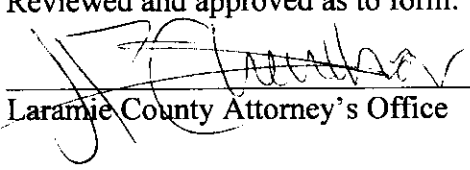
LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

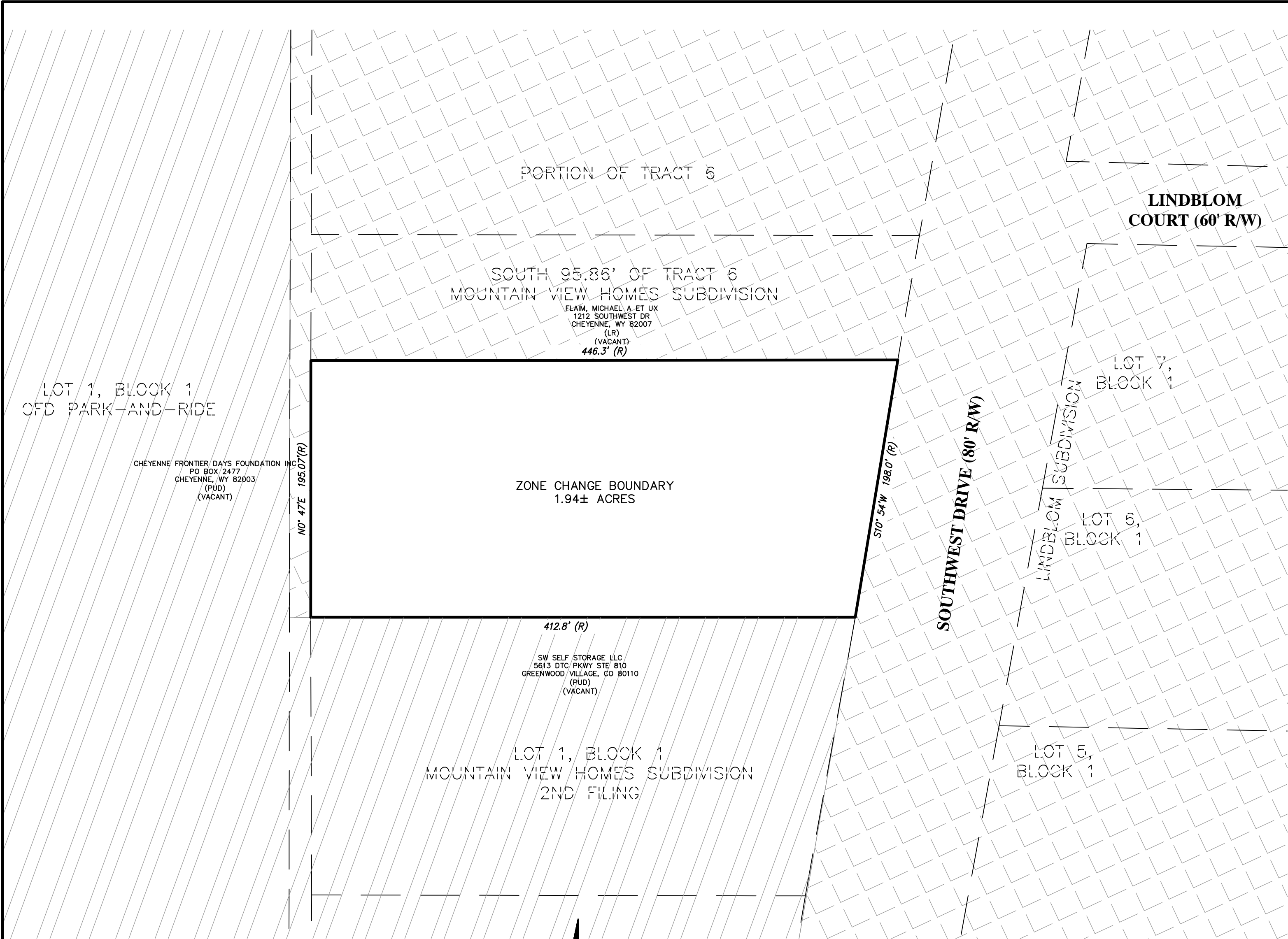
ATTEST

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

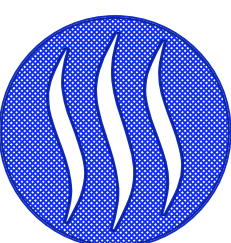
TOTAL SITE AREA : 1.94 ACRES (NET/GROSS)

EXISTING ZONE DISTRICT: LR
PROPOSED ZONE DISTRICT: PUD

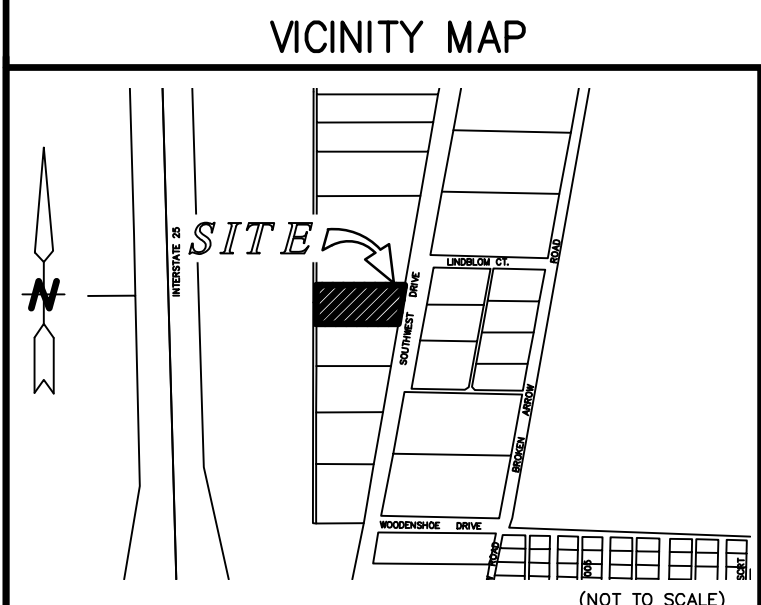
"EXHIBIT A"
ZONE CHANGE MAP
for
ALL-AROUND PUD

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

PREPARED NOVEMBER, 2020

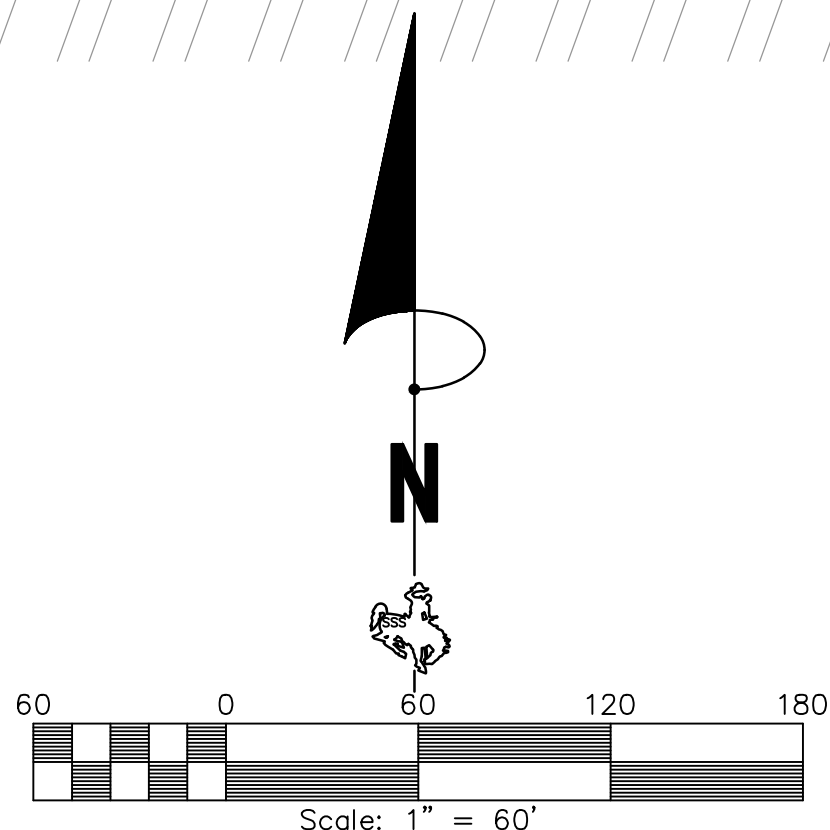


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CERTIFICATE OF SURVEYOR

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.



REVISED: 12/1/2020
2020342 ZONE_CHANGE.DWG
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